



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
(503) 842-3408

Land of Cheese, Trees and Ocean Breeze

**FOREDUNE GRADING REQUEST #851-26-000089-PLNG
SHORE DRIVE OCEANFRONT PROPERTIES**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: March 13, 2026**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

#851-26-000089-PLNG: A Foredune Grading Permit review to grade the existing Foredune within Management Unit B of the Pacific City Foredune Management Area. Accessed via Shore Drive, a County road, and within the Pacific City/Woods Community Growth Boundary, the subject properties are designated as Tax Lots 2100, 2200, 2201, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3101, and 3100 in Section 24AA and Tax Lots 100, 200, 300, 400, 500 and 2201 of Section 24AD, all located in Township 4 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. There are multiple owners associated with this request. The consultant is Bruce Haunreiter, Harper, Houf, Peterson, Righellis, Inc.

Written comments received by the Department of Community Development prior to 4:00p.m. on March 27, 2026, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than March 30, 2026.

Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408. Public comments can be emailed to Sarah Thompson, Office Specialist at sarah.thompson@tillamookcounty.gov.

Sincerely,


Sarah Absher, CFM, Director

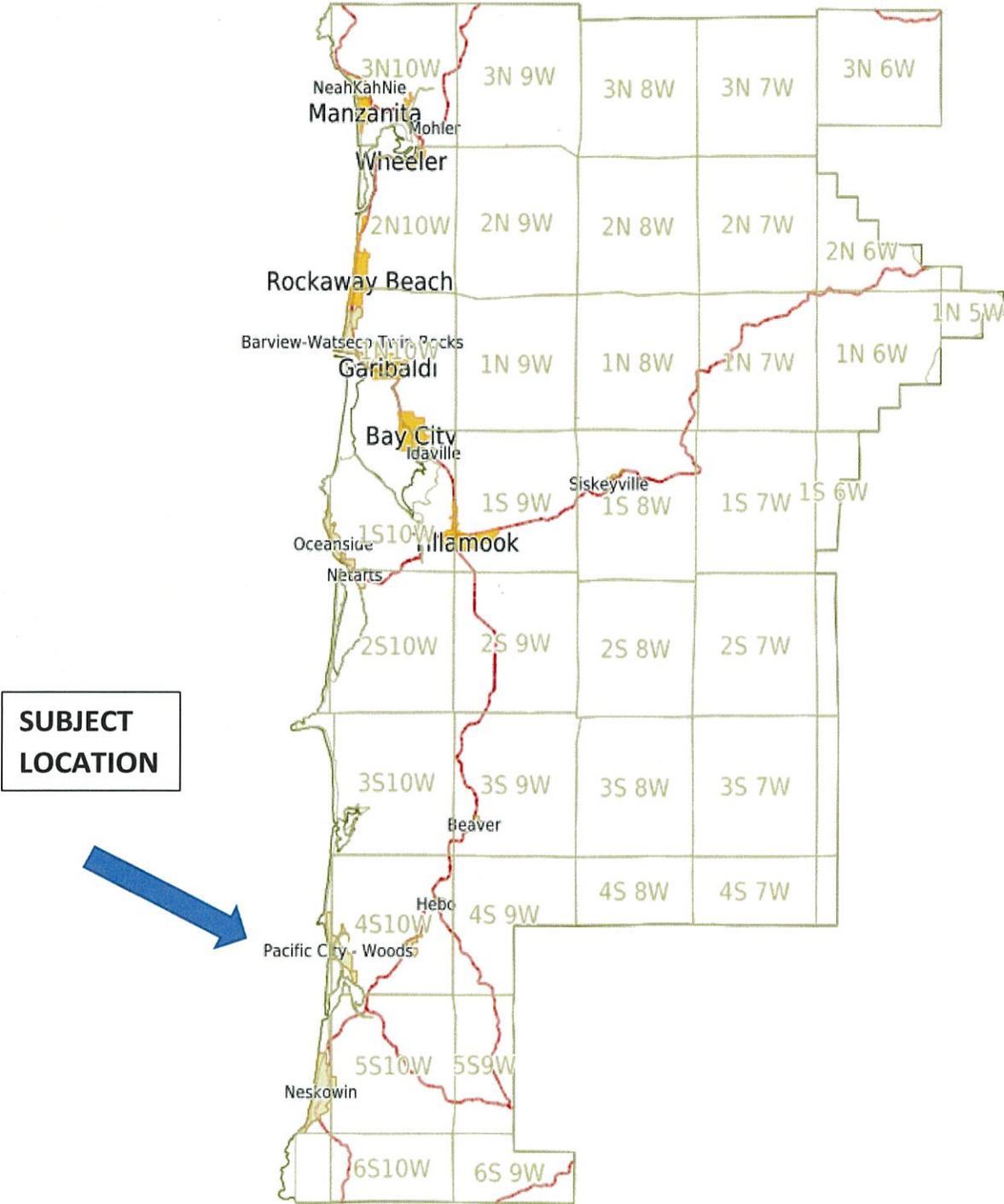
Enc. Maps
Applicable Ordinance Criteria

REVIEW STANDARDS
TCLUO SECTION 3.530(12)

FOREDUNE GRADING: Foredune grading may be performed only as authorized in a foredune management plan adopted and acknowledged in conformance with Statewide Planning Goal 18. As used in this section “foredune grading” means grading that lowers the height of the foredune for view restoration and/or maintenance, or other purposes, and does not include remedial grading authorized by subsection (11) of this section.

- (a) Foredune grading shall require a Foredune Grading Permit. Application, review, decisions, and appeals for Foredune Grading Permits shall be a Type II procedure in accordance with Article 10.
- (b) A decision to approve a Foredune Grading Permit shall require findings of compliance with the following requirements:
 - (A) The proposed foredune grading will be performed on a continuous portion of the foredune of not less than 500 feet in length;
 - (B) The application for the Foredune Grading Permit includes the written consent of all owners of property within the continuous portion of the foredune to be graded;
 - (C) The application for the Foredune Grading Permit shall include elevation profiles of existing and proposed foredune conditions prepared by a registered surveyor; and
 - (D) The proposed foredune grading will conform to all the requirements and specifications of the applicable foredune management plan, including requirements for height and width of the graded foredune, stabilization measures, redistribution of graded sand, and maintenance and monitoring.
- (c) Upon completion of foredune grading under an approved Foredune Grading Permit, final foredune elevations and conditions shall be surveyed by a registered surveyor, showing compliance with permit conditions, and submitted to the Tillamook County Department of Community Development

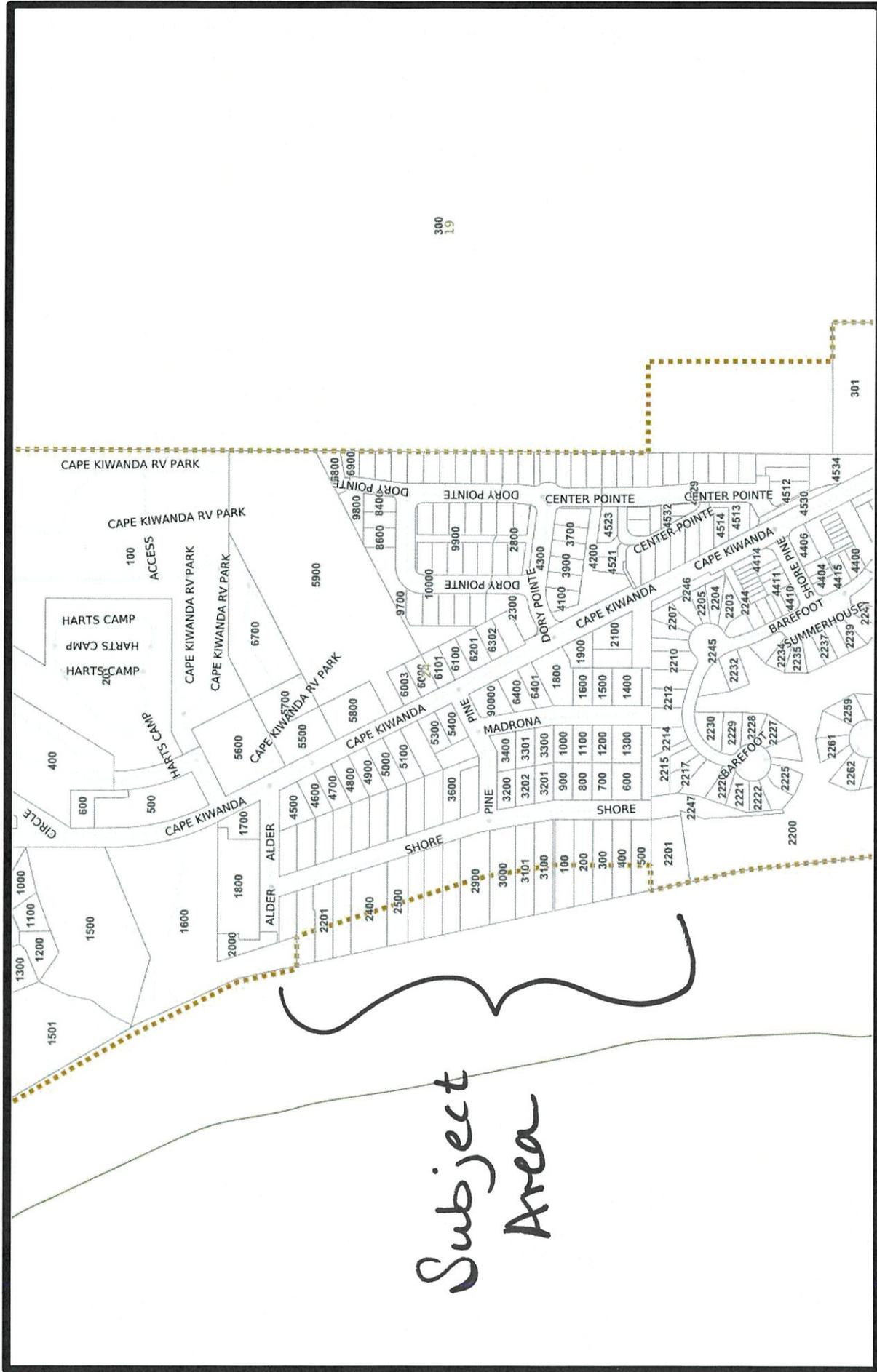
VICINITY MAP



**SUBJECT
LOCATION**

**#851-26-000089-PLNG:
FORDUNE GRADING PERMIT
SHORE DRIVE OCEANFRONT PROPERTIES**

Map



FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: The Station at Village Center LLC PHONE: 405.202.4477

ADDRESS: _ PO Box 2422 _ CITY: _ Edmond STATE: OK ZIP: 73083

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S ___ Range 11 W ___ Section 24AA ___ Tax Lot 2100 ___

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33260 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: _ Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Deb Maxwell
Deb Maxwell (Feb 5, 2026 12:59:28 CST)
Signature of Property Owner

Feb 5, 2026
Date Signed tworockies@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Burrus, David & Elise PHONE: 541.280.4835

ADDRESS: 61421 Meeks Trail CITY: Bend STATE: OR ZIP: 97702

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2200

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33270 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.


David Burrus (Feb 5, 2026 08:42:12 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

davidburrusdds@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: HGM2, LLC PHONE: 520.331.4444

ADDRESS: 1824 Palmcroft Dr NW CITY: Phoenix STATE: AZ ZIP: 85007

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2201

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33280 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.


Brad Vynalek (Feb 5, 2026 16:58:13 MST)

Signature of Property Owner

Feb 5, 2026

Date Signed

brad.vynalek@quarles.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Auth, Joseph T Trustee & Spahn, Amanda M Trustee PHONE: 503.709.1659

ADDRESS: 355 NW 334th Ave CITY: Hillsboro STATE: OR ZIP: 97124

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2300

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33310 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Amanda Spahn

Amanda Spahn (Feb 5, 2026 09:50:16 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

r_spahn@msn.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: O'Day, Francis B Trustee & O'Day, Susan A Trustee PHONE: 503.784.2875

ADDRESS: 6411 SW Dolph Dr CITY: Portland STATE: OR ZIP: 97219

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2400

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33340 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Francis O'Day TRUSTEE

Francis O'Day TRUSTEE (Feb 5, 2026 17:02:02 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

brianoday@eprint.us

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Lusardi, Pamela J & Robert A PHONE: 503.319.2370

ADDRESS: 5605 Ibex St NE CITY: Salem STATE: OR ZIP: 97305

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2500

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33360 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.



Robert Lusardi (Feb 6, 2026 00:41:25 PST)

Signature of Property Owner

Feb 6, 2026

Date Signed

airportrob@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Slagle, Margaret A Trustee PHONE: 503.901.6096

ADDRESS: PO Box 187 CITY: Pacific City STATE: OR ZIP: 97135

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2600

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33380 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Margaret Slagle

Margaret Slagle (Feb 5, 2026 14:41:15 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

pcduck323@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Cape Kiwanda Beachfront LLC PHONE: _____

ADDRESS: PO Box 478 CITY: Pacific City STATE: OR ZIP: 97135

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2700

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33400 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.


Linda Johnson (Feb 5, 2026 13:49:50 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

linjohnson10@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER Hansen, Shannon Trustee & Delaney, Patrice A Trustee PHONE 541.965.0036

ADDRESS: PO Box 343 CITY: Kent STATE: OR ZIP: 97033

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2800

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33420 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.


Shannon Hansen (Feb 5, 2026 16:13:59 MST)

Signature of Property Owner

Feb 5, 2026

Date Signed

shannonhansen36@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER Dodds, Robert A Jr Trustee & Dodds, Larina D Trustee PHONE 541.760.0555

ADDRESS: 525 NW Lewisburg Ave CITY: Corvallis STATE: OR ZIP: 97330

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 2900

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33440 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

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I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Larina Dodds

Larina dodds (Feb 5, 2026 08:10:37 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

loridodds1@comcast.net

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER Johnston, Martin J Trustee & Johnston, Therese Marie Trustee

PHONE 541.921.0280

ADDRESS: PO Box 1084 CITY: Pacific City STATE: OR ZIP: 97135

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 3000

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33460 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

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I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.


Marty Johnston (Feb 5, 2026 09:17:12 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

martyjohnston55@icloud.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Beckett, Anne Marlene Trustee PHONE: 503.307.5528

ADDRESS: 1394 SE 11th Loop CITY: Canby STATE: OR ZIP: 97013

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 3101

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33480 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

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I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Anne Beckett

Anne Beckett (Feb 5, 2026 10:33:05 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

fpermenter@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Buckwheat Properties, LLC PHONE: 503.803.6023

ADDRESS: 48 SW Bancroft St CITY: Portland STATE: OR ZIP: 97239

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AA Tax Lot 3100

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33500 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

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I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Dabi Dereiko

Signature of Property Owner

Feb 6, 2026

Date Signed

ddereiko@comcast.net

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Brill V Smithereens Family Limited Partnership PHONE: 971.237.2650

ADDRESS: 12821 SW Fox Ridge Rd CITY: McMinnville STATE: OR ZIP: 97128

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AD Tax Lot 0100

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33520 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Thad Brill
Thad Brill (Feb 5, 2026 09:06:44 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

thadbrill@icloud.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Brill V Smithereens Family LP PHONE: 971.237.2650

ADDRESS: 12821 SW Fox Ridge Rd CITY: McMinnville STATE: OR ZIP: 97128

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AD Tax Lot 0200

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33540 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Thad Brill
Thad Brill (Feb 5, 2026 09:06:44 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

thadbrill@icloud.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Kistler, Jasha & Melissa PHONE: 623.910.7065

ADDRESS: 21335 NW Saint Helens Rd CITY: Portland STATE: OR ZIP: 97231

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AD Tax Lot 0300

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33560 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit B

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Melissa Kistler
Melissa Kistler (Feb 6, 2026 12:44:41 PST)

Signature of Property Owner

Feb 6, 2026

Date Signed

nwre23@yahoo.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Thompson, Jacob M & Thomas, Kristen L PHONE: 217.521.5253

ADDRESS: PO Box 219 CITY: Pacific City STATE: OR ZIP: 97135

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AD Tax Lot 0400

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33590 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit C

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.


Jacob Thompson (Feb 5, 2026 07:40:17 ST)

Signature of Property Owner

Feb 5, 2026

Date Signed

jacobmichaelthompson@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Douglas, Craig & MacKenzie PHONE: 826.204.9101

ADDRESS: PO Box 43 CITY: Cloverdale STATE: OR ZIP: 97112

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AD Tax Lot 0500

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33600 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit C

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Craig Douglas
Craig Douglas (Feb 5, 2026 13:06:05 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed

craigadouglas@gmail.com

This permit is Valid Only with Tillamook County Approval Stamp Below

FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(Please remit fees with the completed application)

Date Received: _____

Receipt #: _____

PROPERTY OWNER: Vu, Kelsey May Trustee & Vu, Cuong Manh Trustee PHONE: _____

ADDRESS: 20379 S Sweetbriar Rd CITY: West Linn STATE: OR ZIP: 97068

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 W Section 24AD Tax Lot 2201

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33650 Shore Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Unit C

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

(See attached Foredune Grading Permit Application – Section 4 narrative)

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Tuan Nguyen
Tuan Nguyen (Feb 5, 2026 10:12:17 PST)

Signature of Property Owner

Feb 5, 2026

Date Signed tuan_nguyen126@yahoo.com

This permit is Valid Only with Tillamook County Approval Stamp Below

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Foredune Grading Permit Application – Section 4

a. Description of the proposed work, including location and timing of activities, and equipment to be used;

Foredune grading of the Pacific City Foredune Management Plan (PCFMP) Unit B and the northern portion of Unit C, including the Shore Drive beachfront from Alder Street to the north boundary of the Shore Pine Village subdivision, is proposed to remove excessive sand accumulation, preventing inundation of 19 oceanfront homes and stabilizing the dune.

Re-grading of the foredune for view purposes is permitted under the guidelines, as outlined within the PCFMP. The sand accumulating near the western edge of the existing oceanfront buildings, will be graded and transferred seaward from high areas behind the foredune crest to low areas elsewhere along the crest and foreslope, as recommended in the PCFMP. This grading technique has been working well to mitigate the foredune on the subject properties, and this permit is requesting to continue these practices. None of the surrounding existing dwellings or the public beach will be adversely impacted by the re-grading.

The proposed foredune grading project will restore the dune vegetation per the instructions stated in Units B and C of the PCFMD, including beach grass to promote dune stabilization. The sand-stilling grasses will serve to capture the sand in the foreslope of this foredune area, encouraging outward as opposed to upward growth of the foredune, to minimize the potential for further inundation and maintain ocean views, in addition to maintaining flood/erosion protection potential. Plantings will be designed to mimic natural vegetation patterns, and will be conducted shortly after the sand grading, within the planting window from November to April to ensure plant survival. The attached Dune Stabilization Plan narrative specifies European beach grass (80%) and American dune grass (20%) along the back slope, primary crest, secondary crest, and foreslope. (See attached Pacific City Shore Drive Beach Front Homeowners Dune Stabilization Plan).

The Foredune Grading Plan/Profile has been prepared by S&F Land Services, as well as surveying for the tracts; the existing topography; and the proposed finished grades for the re-graded foredune area. The applicant will comply with federal, state, and local laws and regulations affecting the project, including, but not limited to, Oregon Laws; Oregon Administrative Rules; Oregon Revised Statutes (ORS 390.640); the Oregon Parks and Recreation Department; the Tillamook County Land Use Ordinance (Section 3.530: Beach and Dune Overlay Zone, adopted May 11, 2022); and the Pacific City Foredune Management Plan prepared for the Pacific City Beachfront Homeowners Association July 1998.

Equipment use and planting will occur in the off-season to minimize negative impacts to Pacific City visitors. Equipment to be used includes a CAT 312 excavator and a mini excavator.

b. Plan view and elevations of existing conditions in the grading area;

The existing elevation at the Primary Foredune Crest ranges from approximately 30 to 45 feet NAVD88 in elevation. The elevation of the foredune toe is approximately 16 feet NAVD88, and the width of the foreslope is around 190 feet. The Base Flood Elevation for the abutting Zone V14 is 8.8.4 feet above mean sea level (NAVD 1988).

(See attached Plans prepared by S&F Land Services)

c. Plan view and elevations of proposed modifications in the grading area;

(See attached Plans prepared by S&F Land Services)

d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

The project will be completed under the supervision of Bruce Haunreiter, P.E. of Harper Houf Peterson Righellis Inc. (HHPR) and Marty Johnston of the Shore Drive Beachfront Homeowners Association. The mechanical re-grading of the foredune area will be accomplished by Mr. Russell Upton, owner of Coastway Construction Co., Inc. The elevation control and staking of the grading limits will be carried out by S&F Land Services. HHPR will also provide a letter of certification upon completion of the re-grading process.

The following are attached as a part of the application:

- *Exhibit A – List of Participating Owners*
- *Exhibit B – Site Photographs*
- *11x17 Plans – Construction Access Plan; Dune Planting Plan; Plan and Cross Sections of Foredune Grading prepared by S&F Land Services*

EXHIBIT A

List of participating owners:

Foredune Management Unit B:

Tax Lot 2100 4S-11W-24AA	The Station at Village Center LLC PO Box 2422 Edmond, OK 73083	33260 Shore Drive Pacific City, OR 97135
Tax Lot 2200 4S-11W-24AA	Burrus, David & Elise 61421 Meeks Trail Bend, OR 97702	33270 Shore Drive Pacific City, OR 97135
Tax Lot 2201 4S-11W-24AA	HGM2, LLC 1824 Palmcroft Dr NW Phoenix, AZ 85007	33280 Shore Drive Pacific City, OR 97135
Tax Lot 2300 4S-11W-24AA	Auth, Joseph T Trustee & Spahn, Amanda M Trustee 355 NW 334 th Ave Hillsboro, OR 97124	33310 Shore Drive Pacific City, OR 97135
Tax Lot 2400 4S-11W-24AA	O'Day, Francis B Trustee & O'Day, Susan A Trustee 6411 SW Dolph Dr Portland, OR 97219	33340 Shore Drive Pacific City, OR 97135
Tax Lot 2500 4S-11W-24AA	Lusardi, Pamela J & Robert A 5605 Ibex St NE Salem, OR 97305	33360 Shore Drive Pacific City, OR 97135
Tax Lot 2600 4S-11W-24AA	Slagle, Margaret A Trustee PO Box 187 Pacific City, OR 97135	33380 Shore Drive Pacific City, OR 97135
Tax Lot 2700 4S-11W-24AA	Cape Kiwanda Beachfront LLC PO Box 478 Pacific City, OR 97135	33400 Shore Drive Pacific City, OR 97135
Tax Lot 2800 4S-11W-24AA	Hansen, Shannon Trustee & Delaney, Patrice A Trustee PO Box 343 Kent, OR 97033	33420 Shore Drive Pacific City, OR 97135

Tax Lot 2900 4S-11W-24AA	Dodds, Robert A Jr Trustee & Dodds, Larina D Trustee 525 NW Lewisburg Ave Corvallis, OR 97330	33440 Shore Drive Pacific City, OR 97135
Tax Lot 3000 4S-11W-24AA	Johnston, Martin J Trustee & Johnston, Therese Marie Trustee PO Box 1084 Pacific City, OR 97135	33460 Shore Drive Pacific City, OR 97135
Tax Lot 3101 4S-11W-24AA	Beckett, Anne Marlene Trustee 1394 SE 11 th Loop Canby, OR 97013	33480 Shore Drive Pacific City, OR 97135
Tax Lot 3100 4S-11W-24AA	Buckwheat Properties, LLC 48 SW Bancroft St Portland, OR 97239	33500 Shore Drive Pacific City, OR 97135
Tax Lot 0100 4S-11W-24AD	Brill V Smithereens Family Limited Partnership 12821 SW Fox Ridge Rd McMinnville, OR 97128	33520 Shore Drive Pacific City, OR 97135
Tax Lot 0200 4S-11W-24AD	Brill V Smithereens Family LP 12821 SW Fox Ridge Rd McMinnville, OR 97128	33540 Shore Drive Pacific City, OR 97135
Tax Lot 0300 4S-11W-24AD	Kistler, Jasha & Melissa 21335 NW Saint Helens Rd Portland, OR 97231	33560 Shore Drive Pacific City, OR 97135

Foredune Management Unit C:

Tax Lot 0400 4S-11W-24AD	Thompson, Jacob M & Thomas, Kristen L PO Box 219 Pacific City, OR 97135	33590 Shore Drive Pacific City, OR 97135
Tax Lot 0500 4S-11W-24AD	Douglas, Craig & MacKenzie PO Box 43 Cloverdale, OR 97112	33600 Shore Drive Pacific City, OR 97135
Tax Lot 2201 4S-11W-24AD	Vu, Kelsey May Trustee & Vu, Cuong Manh Trustee 20379 S Sweetbriar Rd West Linn, OR 97068	33650 Shore Drive Pacific City, OR 97135

EXHIBIT B

Site Photographs:



Photo 1 - View of shoreline; photo facing west



Photo 2 - Edge of dune; photo facing south



Photo 3 - Steep slope at edge of dune, facing south



Photo 4 - Steep slope at edge of dune; photo facing north



Photo 5 - Sand inundation of fence and beachfront home



Photo 6 - Sand accumulation in front of home



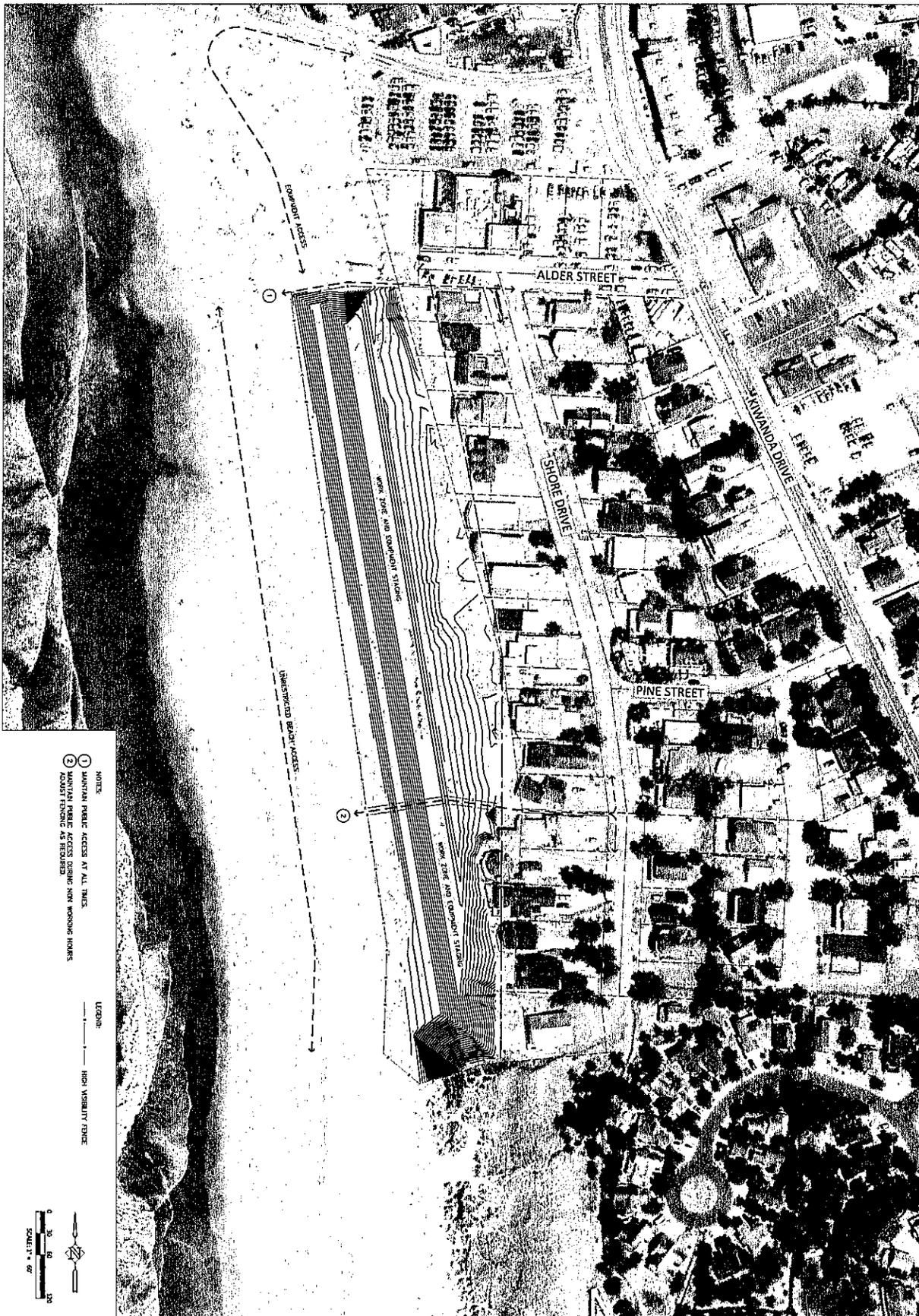
Photo 7 - Sand accumulation in front of homes; photo facing south



Photo 8 - North edge of project area; photo facing east



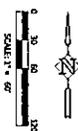
Photo 9 - Beachfront homes; photo facing northeast



- NOTES:
- 1 MAINTAIN PUBLIC ACCESS AT ALL TIMES
 - 2 MAINTAIN PUBLIC ACCESS DURING NON WORKING HOURS ADJUST FENCING AS REQUIRED

LEGEND:

—— HIGH VISIBILITY FENCE

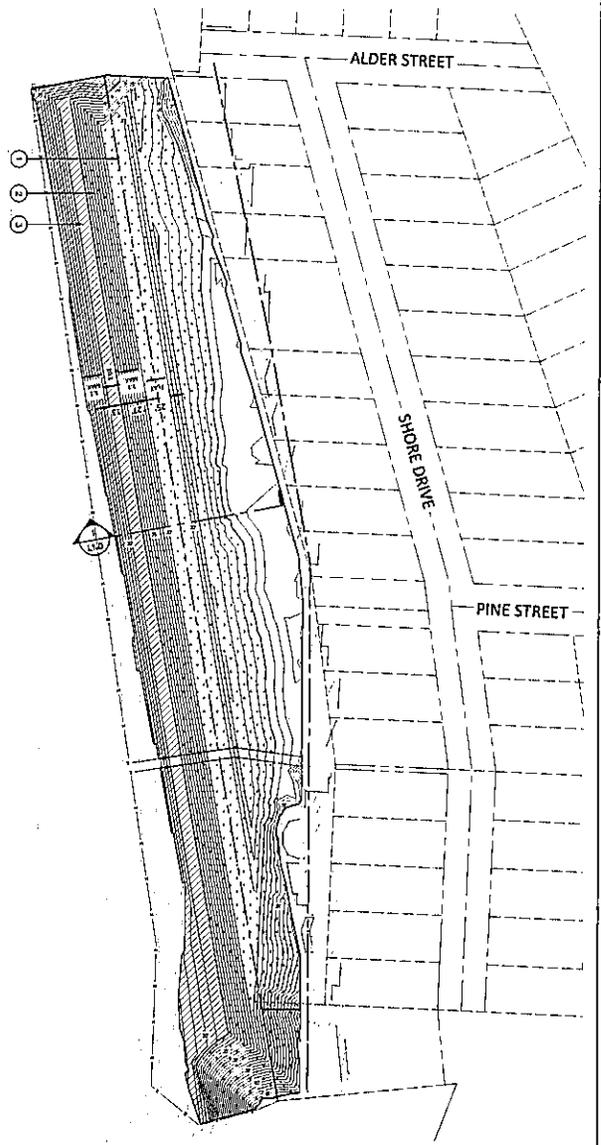


DATE	NO.	DESCRIPTION	BY	CHECKED
REVISIONS				
DESIGNED:	DJW			
DRAWN:	DJW			
CHECKED:	BAM			
DATE:	10/20/2025			

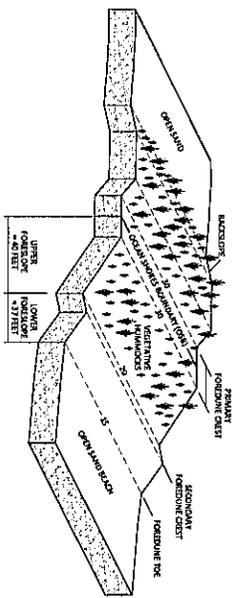
HHP Harper Houf Peterson
Righellis Inc.

305 88 Boone Ferry, Suite 200, Portland, OR 97202
Phone: 503-251-1331 www.hhp.com Fax: 503-251-1371

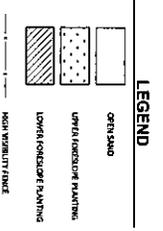
CONSTRUCTION ACCESS PLAN
SHORE DRIVE FOREDUNE GRADING
PACIFIC CITY, OREGON



PLANTING PLAN
1:500



1. DUNE PLANTING
SCALE: HORIZ. 1" = 20' VERT. 1" = 1'



PLANTING NOTES:

1. THE 10' BROADLY FOREDUNE STRIPS BETWEEN THE PRIMARY AND SECONDARY FOREDUNE LINES SHALL BE PLANTED WITH SCOTTS BROOMS AND BEACH GRASS. THE 10' BROADLY FOREDUNE STRIPS BETWEEN THE PRIMARY AND SECONDARY FOREDUNE LINES SHALL BE PLANTED WITH BEACH GRASS AND SCOTTS BROOMS. THE 10' BROADLY FOREDUNE STRIPS BETWEEN THE PRIMARY AND SECONDARY FOREDUNE LINES SHALL BE PLANTED WITH BEACH GRASS AND SCOTTS BROOMS.
2. THE DUNE PLANTING SHALL BE PLANTED WITH BEACH GRASS AND SCOTTS BROOMS. THE DUNE PLANTING SHALL BE PLANTED WITH BEACH GRASS AND SCOTTS BROOMS.
3. 4' M AHEAD UTILIZING THE PROPOSED DUNE MARK NO. 1, INSERT THE AREA AFTER ESTABLISHMENT OF BEACH AND STABILIZATION OF THE DUNE AREA. THE AREA AFTER ESTABLISHMENT OF BEACH AND STABILIZATION OF THE DUNE AREA SHALL BE PLANTED WITH BEACH GRASS AND SCOTTS BROOMS.

- CONSTRUCTION NOTES:
1. OCEAN SHORE BOUNDARY (S&B)
 2. UPPER FOREDUNE PLANTING
 3. LOWER FOREDUNE PLANTING

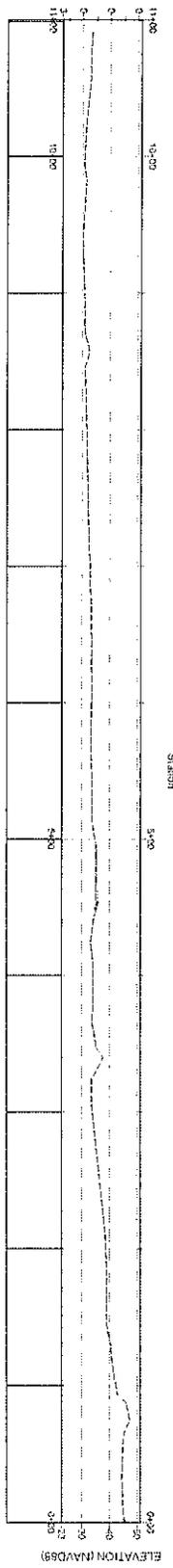
DATE	NO.	DESCRIPTION
10/20/2025		
REVISIONS		
PREPARED:	D/W	
DRAWN:	D/W	
CHECKED:	B/M	
DATE:	10/20/2025	

HHP Harper Houf Peterson Righellis Inc.
 205 88 Spokane Street, Suite 200, Portland, OR 97202
 Phone: 503.231.1133 www.hhp.com OR: 503.231.1177

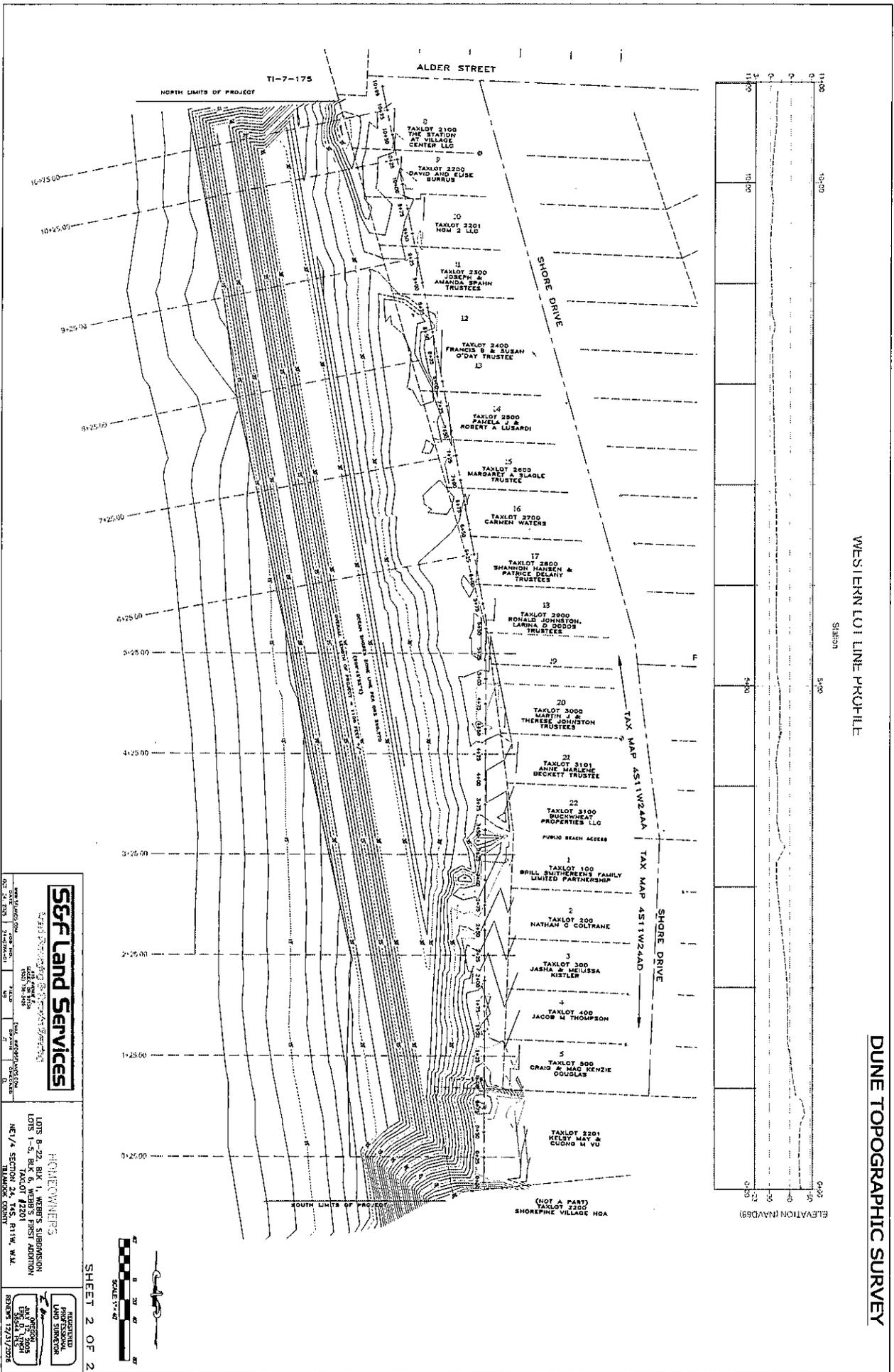
DUNE PLANTING PLAN
SHORE DRIVE FOREDUNE GRADING
 PACIFIC CITY, OREGON

SHEET NO. **L1.0**
 PLAN NO. HCP-70

WESTERN LOT LINE PROFILE



DUNE TOPOGRAPHIC SURVEY



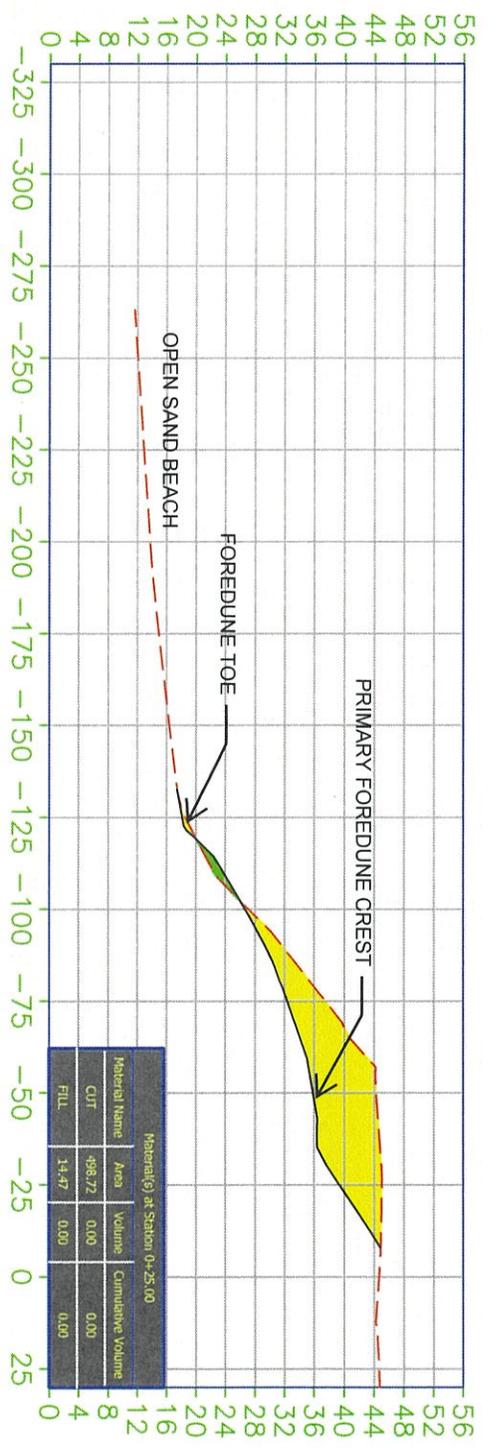
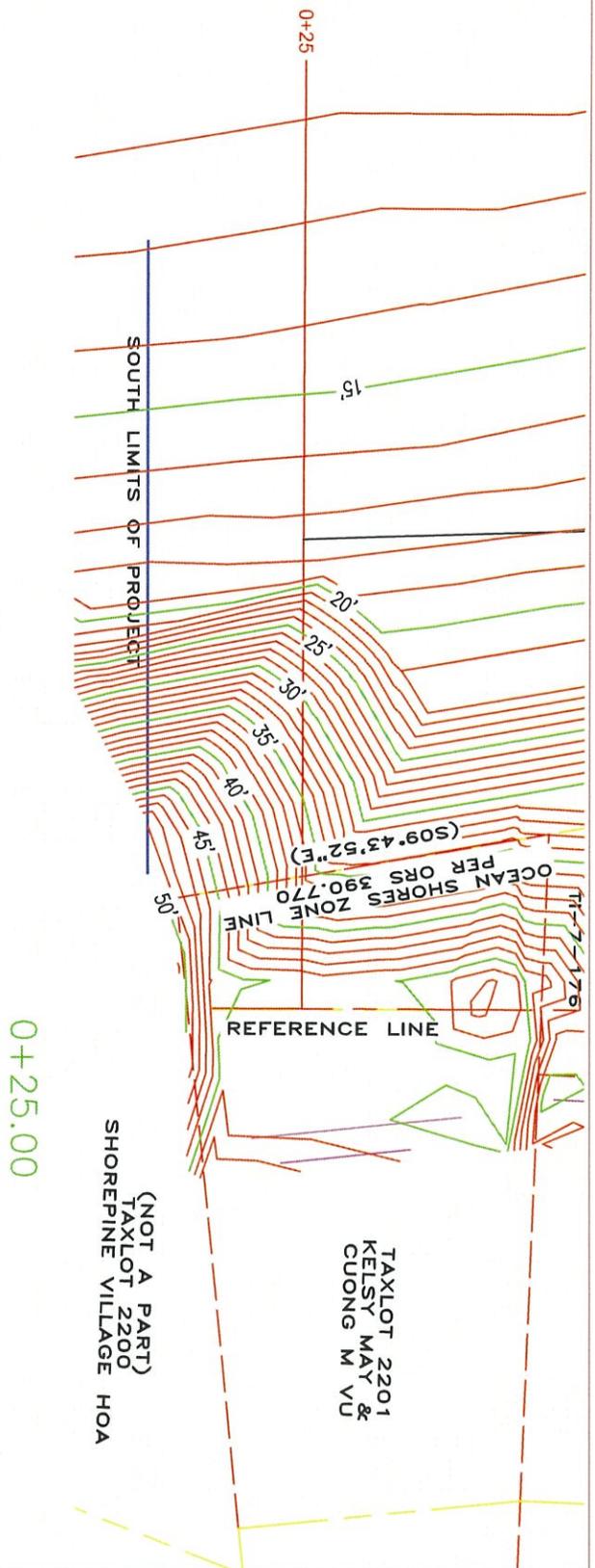
S&F Land Services
 12345 Main Street
 Suite 100
 Raleigh, NC 27601
 Phone: (919) 555-1234
 Fax: (919) 555-5678
 Email: info@sandf.com

REGISTERED PROFESSIONAL SURVEYOR
 JOHN S. SMITH
 License No. 12345
 State of North Carolina
 Commission Expires 12/31/2028

CLIENT INFORMATION
 LOTS 8-22, Bk 1, WEBB'S SUBDIVISION
 LOTS 1-5, Bk 1, LOT 1225, FIRST ADDITION
 NE 1/4 SECTION 24, T4S, R11W, W1A
 THUNDERBOLT COUNTY

PROJECT INFORMATION
 SHEET 2 OF 2
 DATE: 05/15/2024
 PROJECT: DUNE TOPOGRAPHIC SURVEY

SCALE
 1" = 40'
 1" = 20'
 1" = 10'



Material(s) at Station 0+25.00

Material Name	Area	Volume	Cumulative Volume
CUT	498.72	0.00	0.00
FILL	14.47	0.00	0.00

VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



SCALE: 1" = 50'

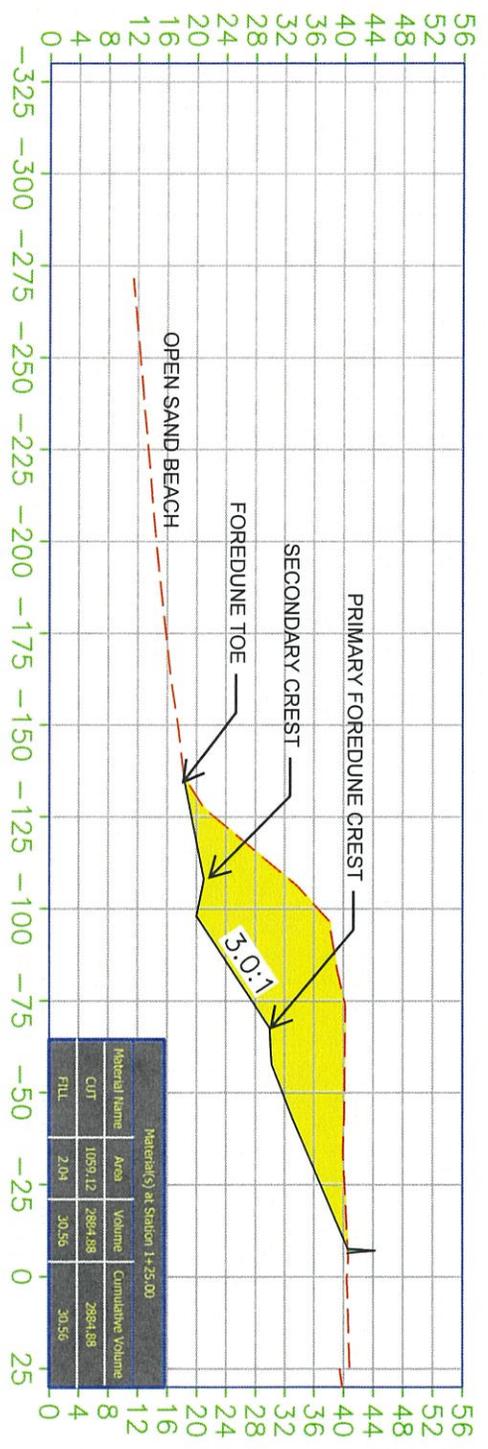
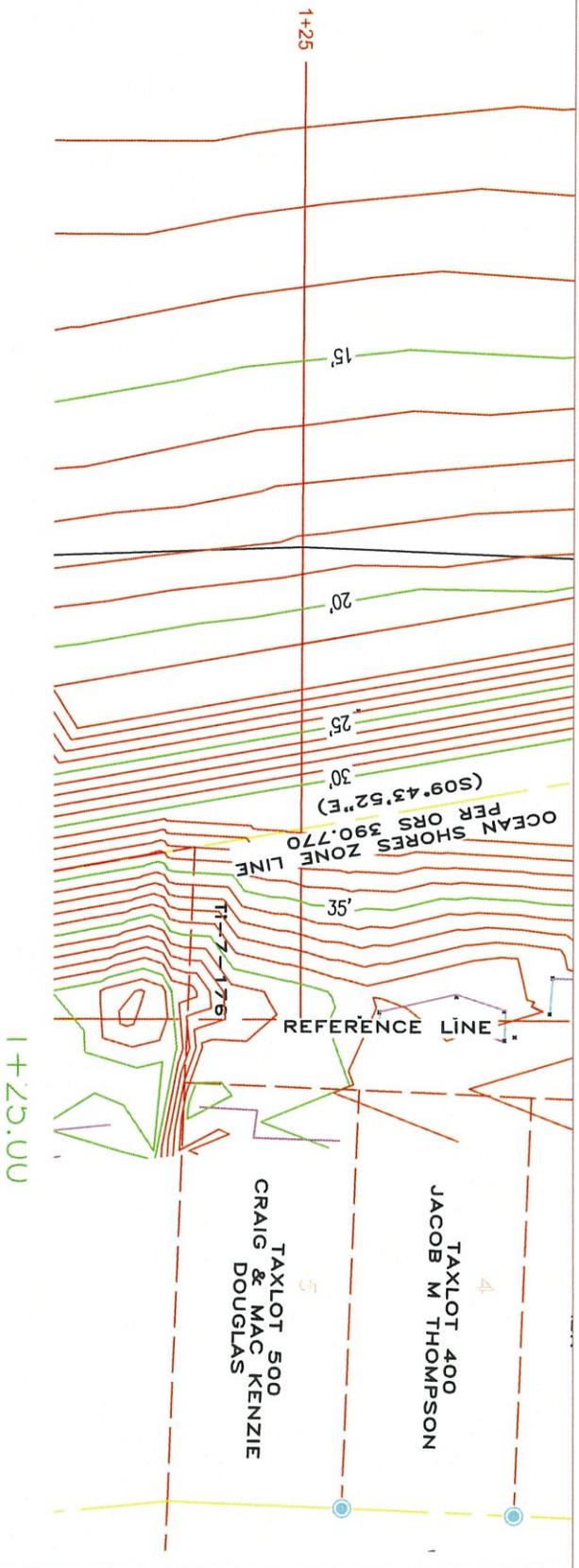
DUNE TOPOGRAPHIC SURVEY FOR:
**PACIFIC CITY
 HOMEOWNERS**
 LOTS 8-22, BLK 1, WEBB'S SUBDIVISION
 LOTS 1-4, BLK 6, WEBB'S FIRST ADDITION
 & TAXLOT #2201
 NE1/4 SECTION 24, T4S, R11W, W.M.
 TILLAMOOK COUNTY

S&F Land Services

Date: 10/24/2025
 Proj No: 24-G766-01

815 AVENUE F
 SEASIDE, OR 97138
 (503) 738-3425

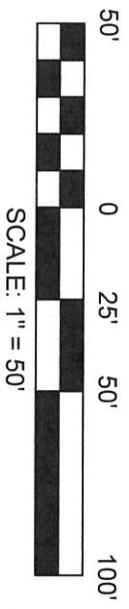
www.sflands.com
 info@sflands.com



Material(s) at Station 1+25.00

Material Name	Area	Volume	Cumulative Volume
CUT	1059.12	2884.88	2884.88
FILL	2.04	30.56	30.56

VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



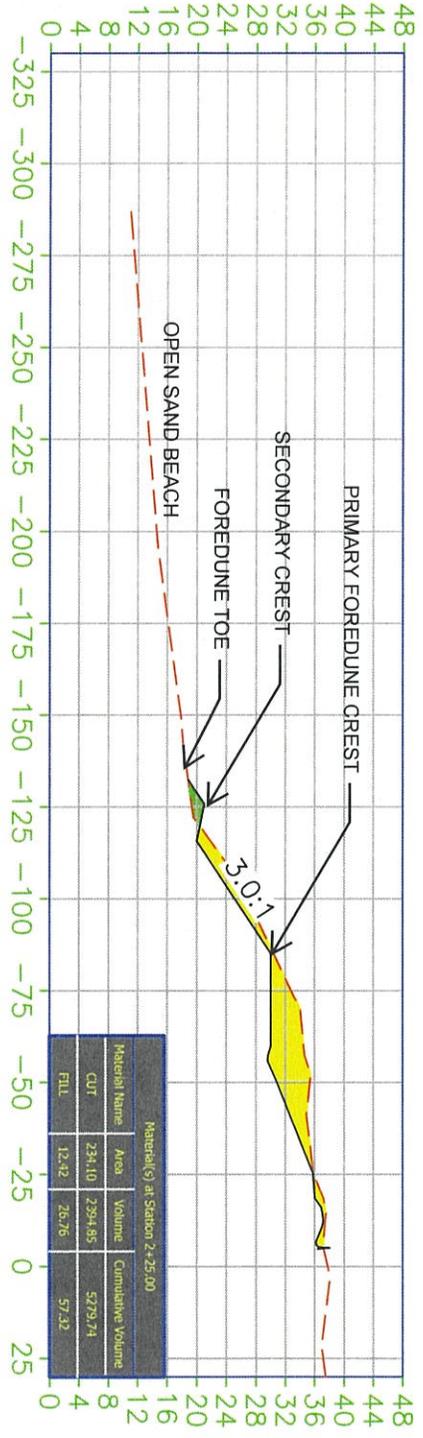
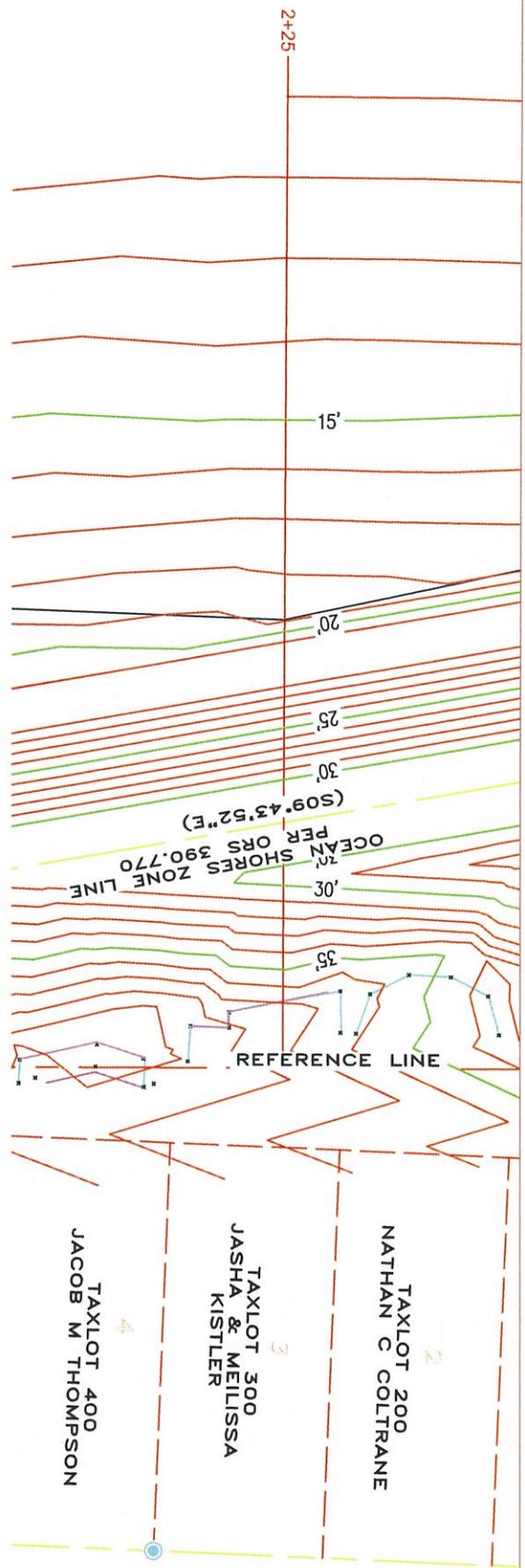
DUNE TOPOGRAPHIC SURVEY FOR:
PACIFIC CITY HOMEOWNERS
 LOTS 8-22, BLK 1, WEBB'S SUBDIVISION
 LOTS 1-4, BLK 6, WEBB'S FIRST ADDITION
 & TAXLOT #2201
 NE 1/4 SECTION 24, T4S, R11W, W.M.
 TILLAMOOK COUNTY

S&F Land Services

Date: 10/24/2025
 Proj No: 24-G766-01

815 AVENUE F
 SEASIDE, OR 97138
 (503) 738-3425

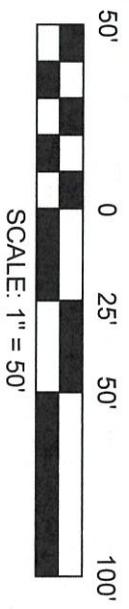
www.sflands.com
 info@sflands.com



Material @ Station 2+25.00

Material Name	Area	Volume	Cumulative Volume
CUT	234.10	2394.85	5279.74
FILL	12.42	26.76	57.32

VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



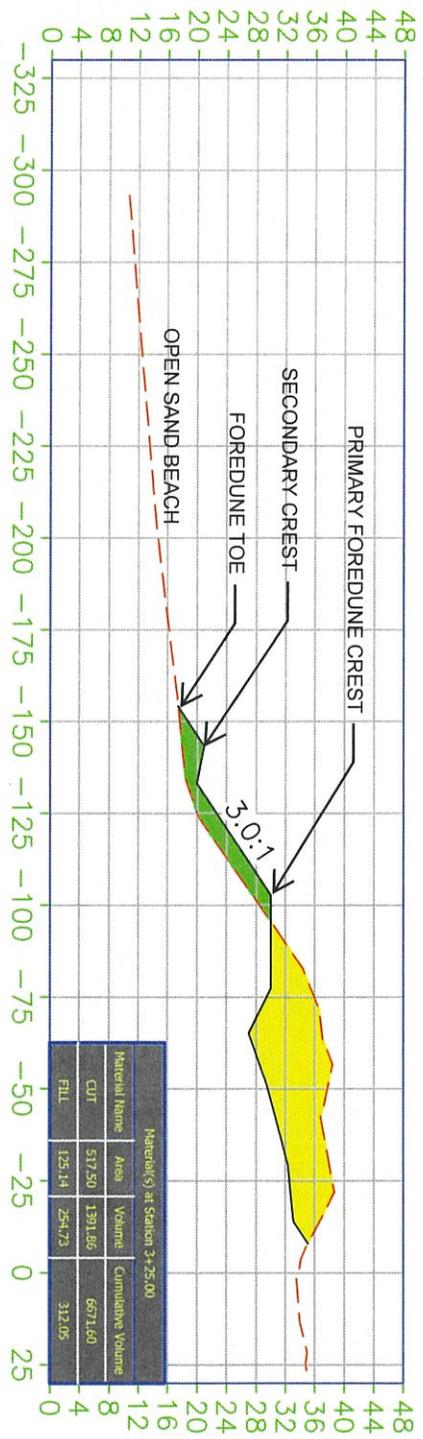
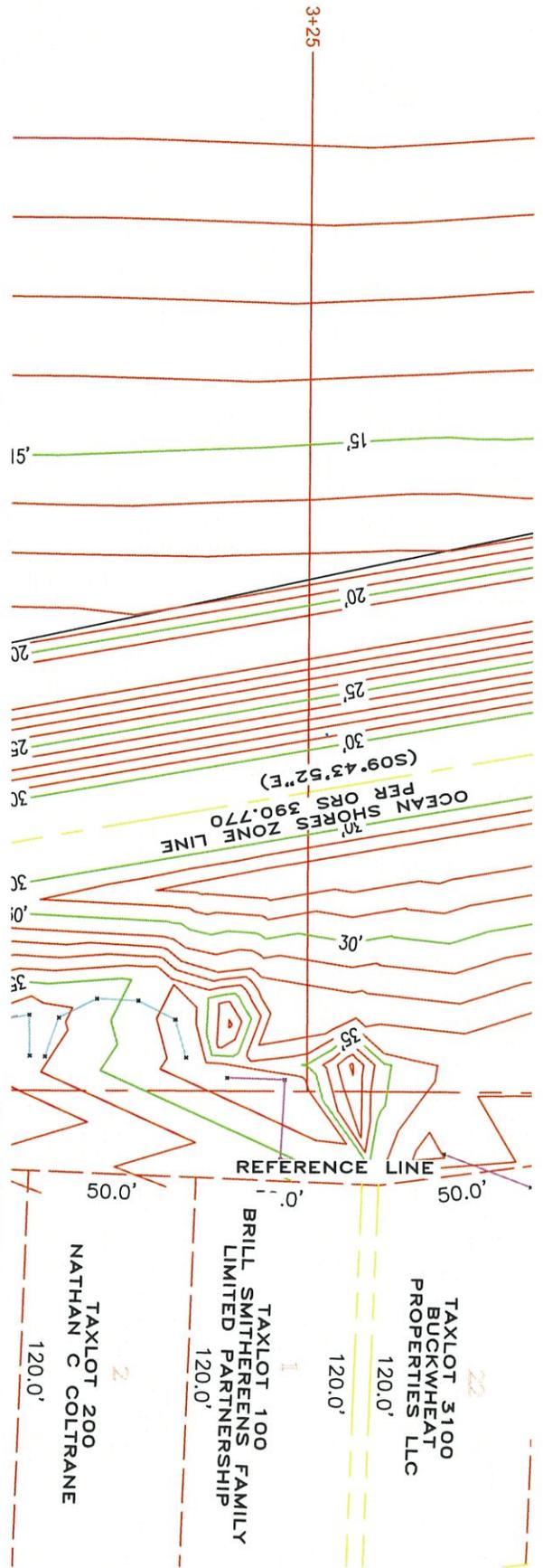
DUNE TOPOGRAPHIC SURVEY FOR:
PACIFIC CITY HOMEOWNERS
 LOTS 8-22, BLK 1, WEBB'S SUBDIVISION
 LOTS 1-4, BLK 6, WEBB'S FIRST ADDITION
 & TAXLOT #2201
 NE 1/4 SECTION 24, T4S, R11W, W.M.
 TILLAMOOK COUNTY

S&F Land Services

Date: 10/24/2025
 Proj No: 24-G766-01

815 AVENUE F
 SEASIDE, OR 97138
 (503) 738-3425

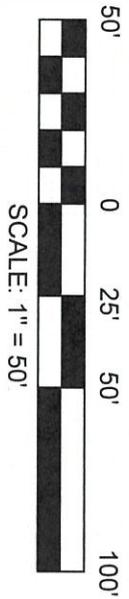
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Material(s) at Station 3+25.00

Material Name	Area	Volume	Cumulative Volume
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FILL	125.14	254.73	312.05

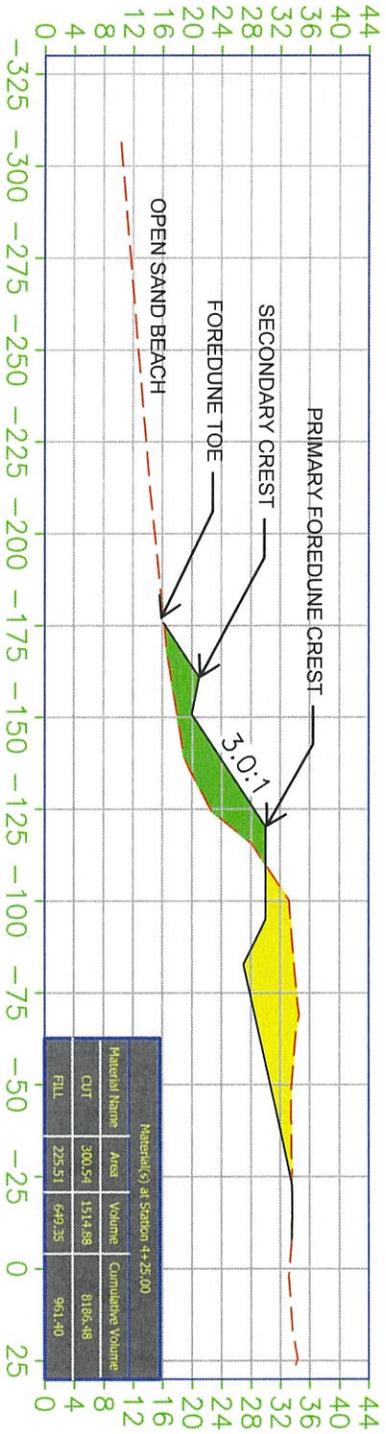
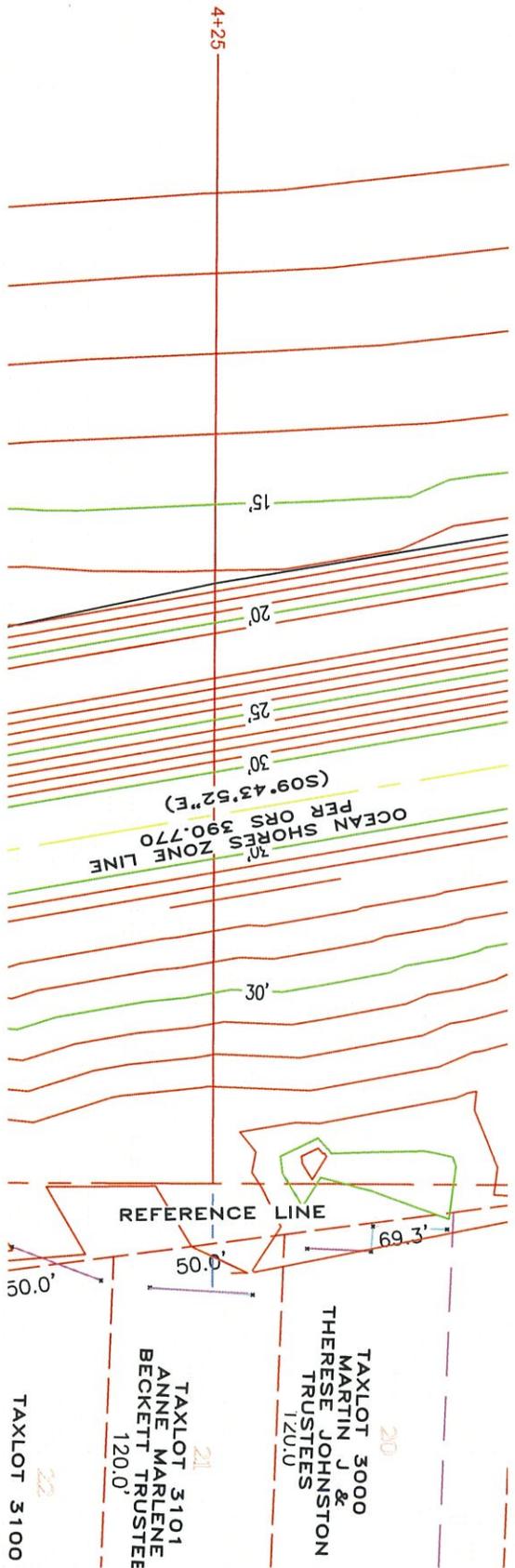
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DIME TOPOGRAFIC SURVEY FOR:
PACIFIC CITY HOMEOWNERS
 LOTS 8-22, BLK 1, WEBB'S SUBDIVISION
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S&F Land Services

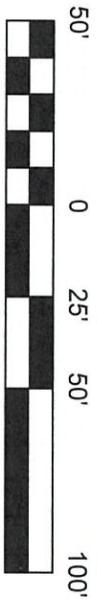
Date: 10/24/2025
 Proj No: 24-G766-01
 815 AVENUE F SEASIDE, OR 97138 (503) 738-3425
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Material(s) at Station 4+25.00

Material Name	Area	Volume	Cumulative Volume
CUT	300.54'	1514.88	8186.48
FILL	225.51'	649.35	964.40

4+25.00



SCALE: 1" = 50'

DUNE TOPOGRAPHIC SURVEY FOR:
PACIFIC CITY HOMEOWNERS
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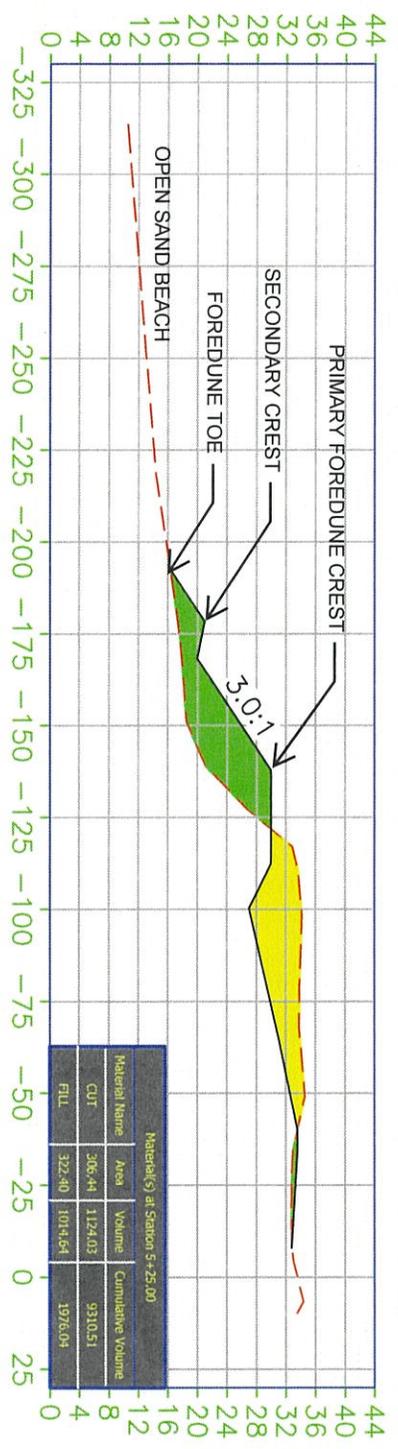
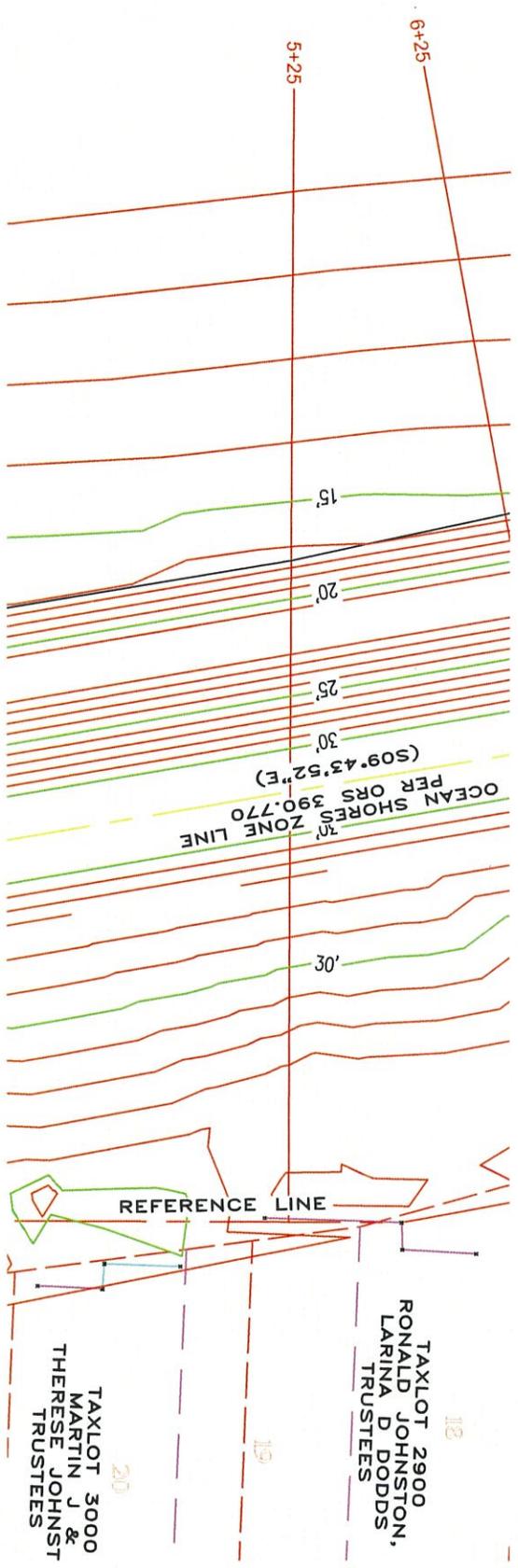
S&F Land Services

Date: 10/24/2025
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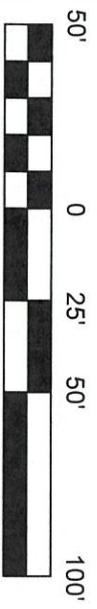
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Material @ Station 5+25.00

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CUT	306.84	1124.03	9310.51
FILL	322.40	1074.64	1976.09

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SCALE: 1" = 50'

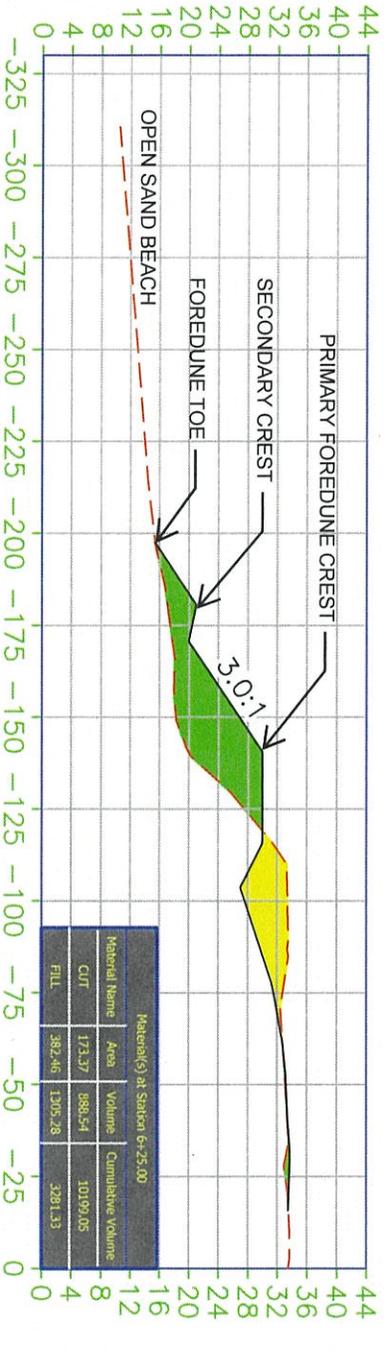
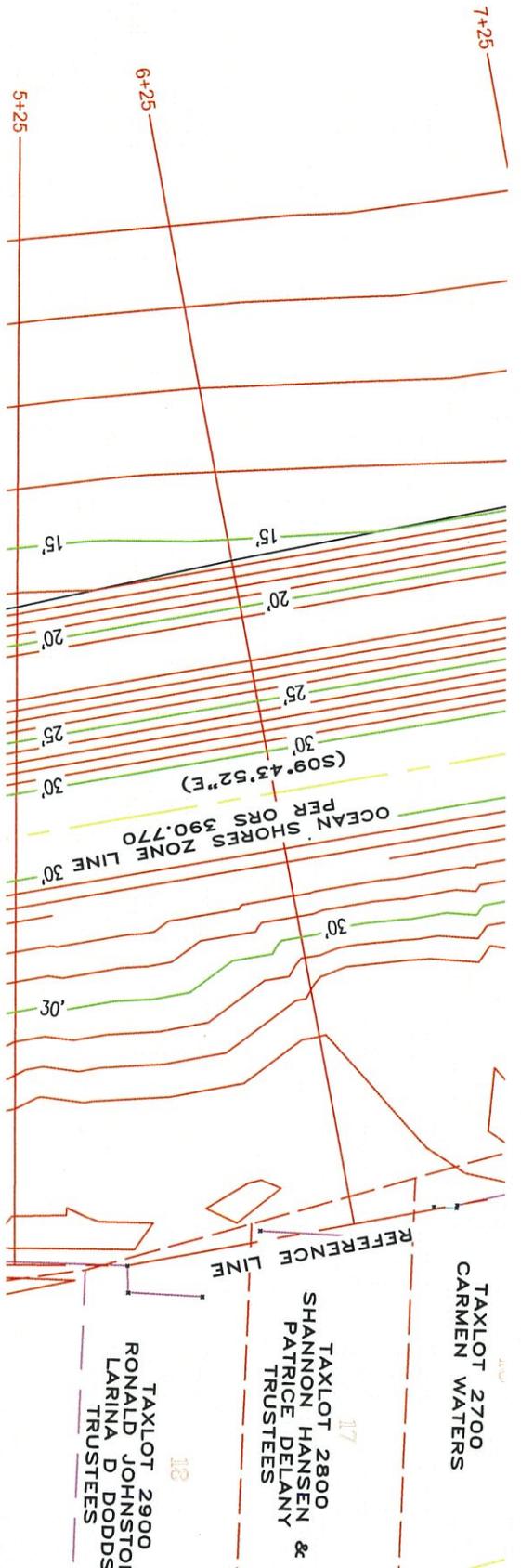
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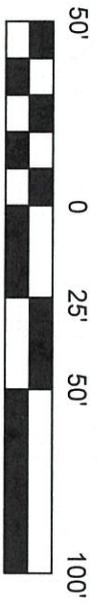
Date: 10/24/2025
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SCALE: 1" = 50'

DUNE TOPOGRAPHIC SUPPORT FOR:
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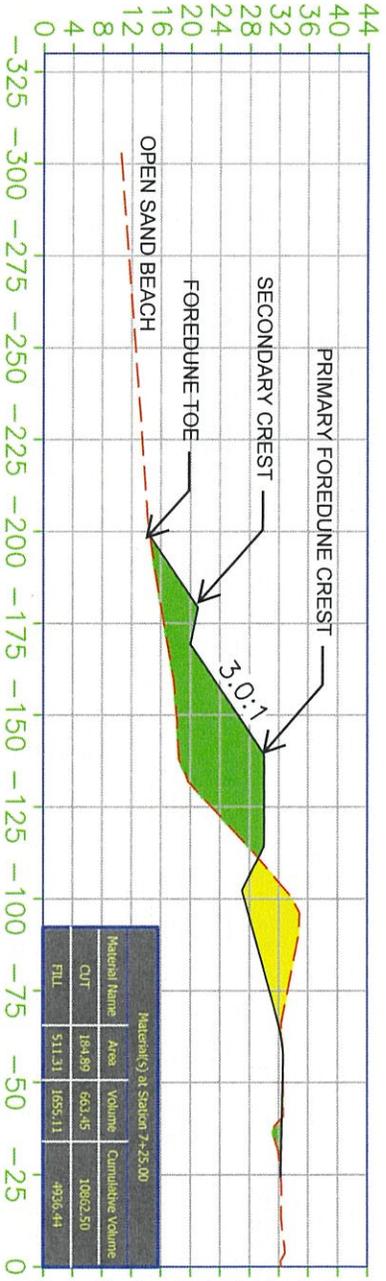
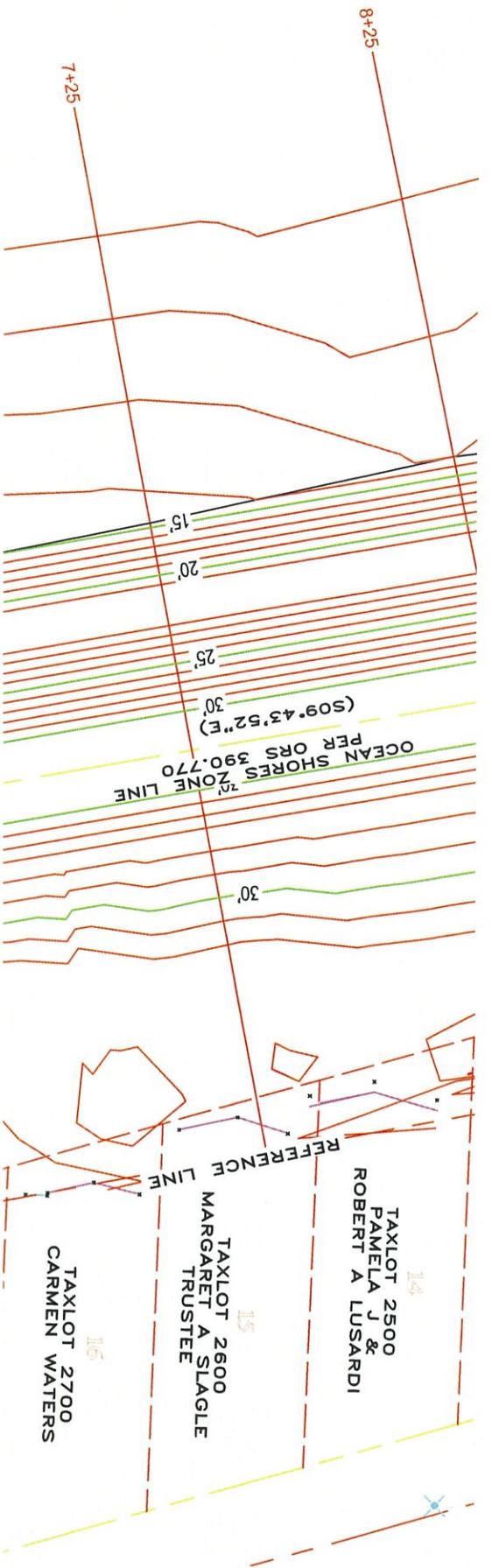
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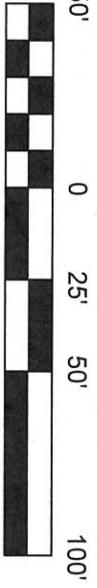


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FILL	511.31	1655.11	-4936.44

7+25.00

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SCALE: 1" = 50'

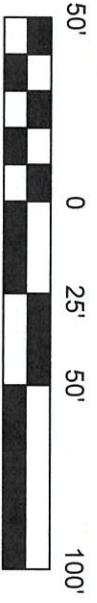
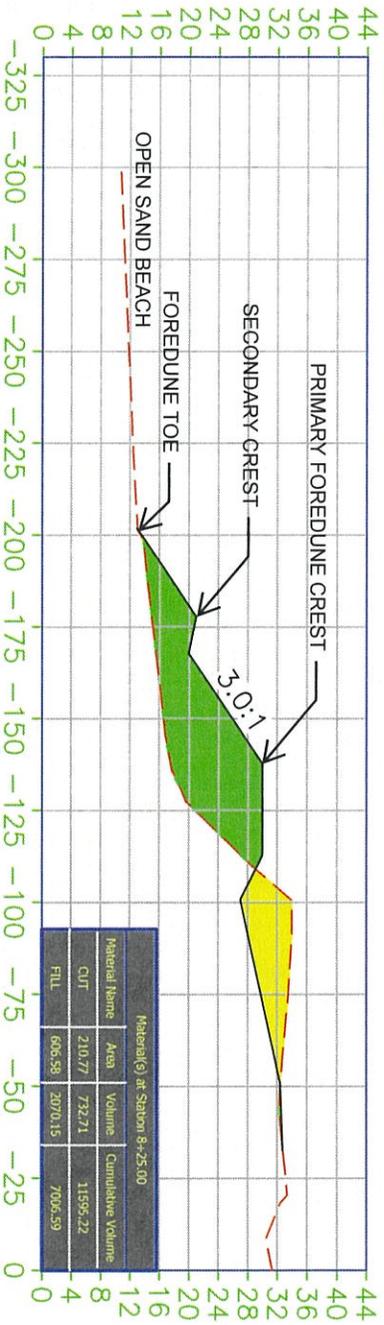
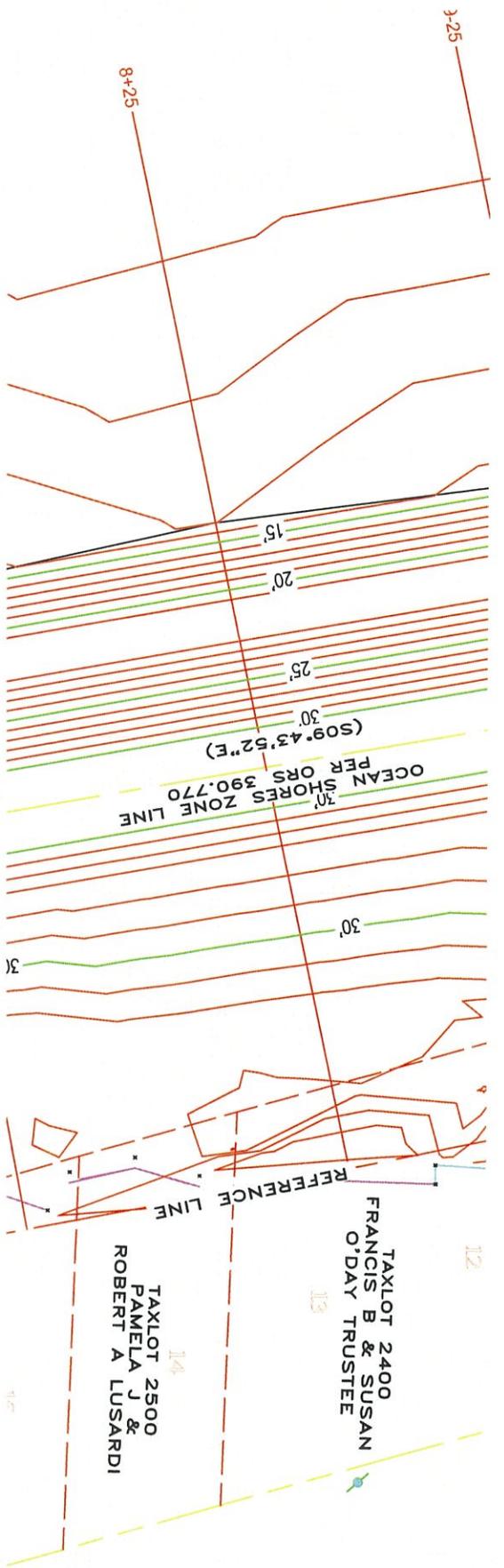
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SCALE: 1" = 50'

DUNE TOPOGRAPHIC SURVEY FOR:
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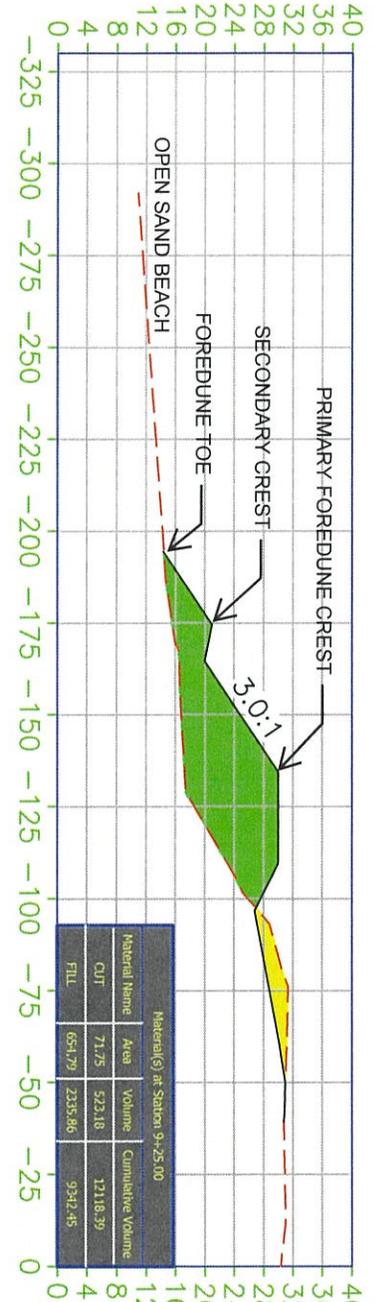
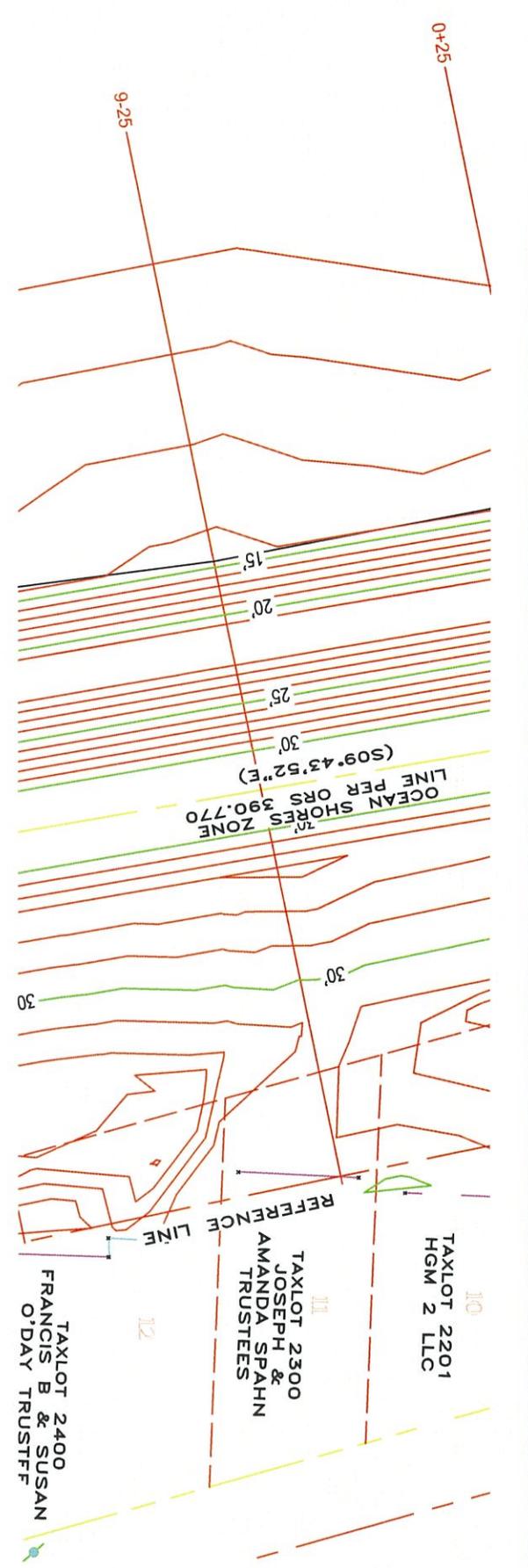
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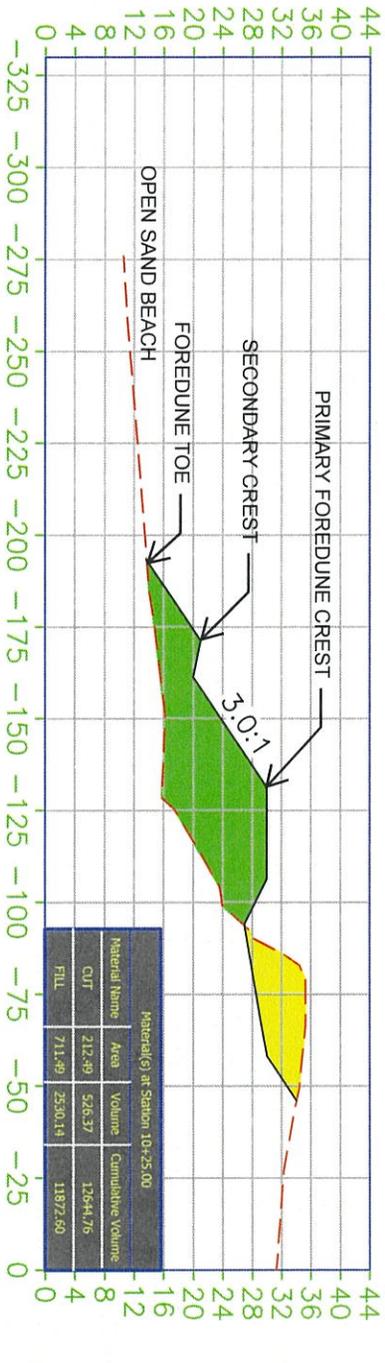
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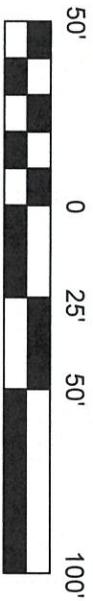
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10+25.00

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SCALE: 1" = 50'

DUNE TOPOGRAPHIC SURVEY FOR:

PACIFIC CITY
HOMEOWNERS

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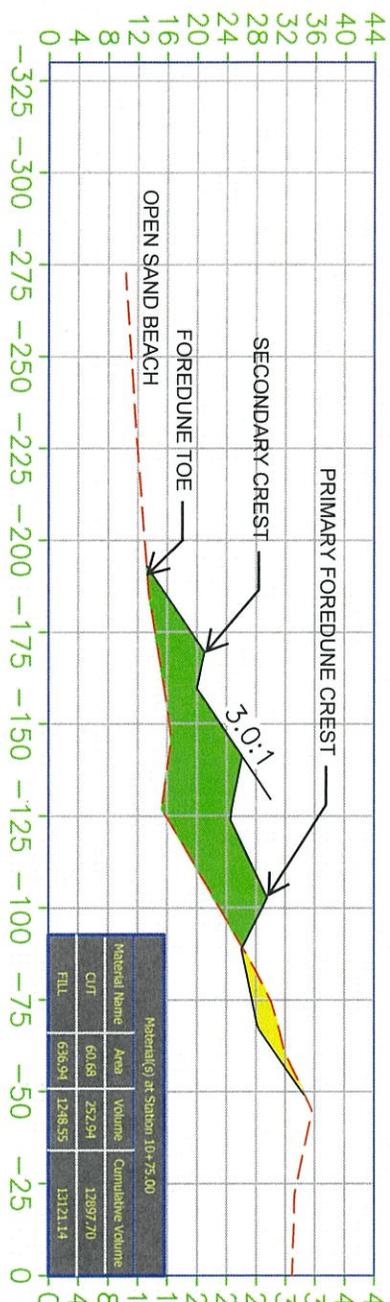
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NORTH LIMITS OF PROJECT



10+75.00



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SCALE: 1" = 50'

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 Proj No: 24-G766-01

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 (503) 738-3425

www.sflands.com
 info@sflands.com

August 15, 2024

Marty Johnson
POB 1084
Pacific City, OR 97135
Email: martyjohnson55@icloud.com
Phone: 541-921-0280

RE: Pre-Grading Dune Survey

Mr. Johnson,

On behalf of S&F Land Services, I am pleased to submit this proposal to provide professional surveying services for the 19 adjacent homes in Pacific City as shown on the enclosed Exhibit A.

Scope of Work:

1. Dune Grade Elevation Cross Sections:

- a. Survey one cross section at each home
 - i. East extent = westerly edge of existing houses
 - ii. West extent = 10' elevation (NAVD88)
- b. Update existing maps showing
 - i. Building, tax lot lines, current owners name, Ocean Shores Zone line, 2' contours and the FEMA flood elevation line.
 1. ASSUMPTION: none of the elements above have changed since the initial work.
 - ii. Cross section profiles as required.

Deliverables:

- AutoCAD .dwg drawing file and .pdf file.

Schedule:

The deliverables would be furnished within 15 business days of receiving contracted notice to proceed.

COASTWAY CONSTRUCTION CO., INC.
P.O. BOX 40
PACIFIC CITY, OR 97135
CCB# 60262

Estimate

Date 9/3/2024
Estimate # 200155

Name / Address

Marty Johnston
martyjohnston55@icloud.com

P.O. #
Terms

Due Date 9/3/2024
Other

Description	Qty	Rate	Total
Sand grading of 19 beachfront homes on Shore Drive in Pacific City. 200 cu/yd per home estimated amount			
Sand grading per yd.	3,800	3.00	11,400.00

Estimate is just that and actual job cost may vary depending on conditions.

Subtotal	\$11,400.00
Sales Tax (0.0%)	\$0.00
Total	\$11,400.00

COASTWAY CONSTRUCTION CO., INC.

503 965 6300



BROS. & HOES LANDSCAPING INC.

Phone: 503-398-5586 Fax: 503-398-5583

Email: bros.hoeslandscaping@gmail.com

P.O. Box 102 Pacific City, OR 97135

LICENSED, BONDED & INSURED



GCB# 183477

LCB# 8710

Home and Lot owners

Shore Drive, Pacific City

Beach Grass Planting and Dune Stabilization

Project Overview:

This estimate is provided for the planting of beach grass and dune stabilization across 19 lots along Shore Drive in Pacific City. The purpose of this project is to ensure that the dunes are stabilized, which is vital in preventing erosion and protecting the properties from coastal weather conditions. The estimated cost is based on an hourly rate, but please note that the final cost may vary depending on the requirements and guidelines provided by the Oregon State Parks (OSP).

Estimate Details:

- Cost per house or lot: \$1,500 x 19 = \$28,500

- Scope of Work: Layout and planting of beach grass for dune stabilization across 19 lots on Shore Drive***

Please note that this is a preliminary estimate. The final cost may increase or decrease based on the final dune stabilization plan provided by Oregon State Parks (OSP).

Important Considerations:

Dune stabilization and beach grass planting are critical components of coastal management. The specific requirements for planting and maintaining beach grass are guided by the Oregon State Parks and may include:

- Planting Density: *OSP typically requires a specific number of plants per square foot to ensure adequate coverage and stabilization.*

- Plant Species: *Only native species of beach grass may be used, such as *Ammophila breviligulata* (American Beachgrass) or *Ammophila arenaria* (European Beachgrass).*

- Timing of Planting: *The planting season is usually during the cooler, wetter months to ensure the grass establishes before the dry season.*

- Site Preparation: *This may involve removing non-native vegetation, grading, and preparing the site to enhance the chances of successful stabilization.*

- Maintenance: *Regular maintenance, including watering and potentially replanting, may be required, particularly in the first year following planting.*

Disclaimer:

This estimate is based on the current understanding of the project and available information. Upon receiving the finalized dune stabilization plan from Oregon State Parks, we will reassess the project scope, which may result in adjustments to the estimated cost. We will keep you informed of any changes and work closely with you to ensure the project meets all regulatory requirements while staying within budget

Job No.: A-02

Date: March 24, 2025

To: Marty Johnston

From: Bruce Haunreiter, PE

Subject: Dune Grading Application Unit B – Pacific City, OR (Unincorporated Tillamook County)



Project Understanding

The property owners fronting the Foredune Unit B within the Pacific City Foredune Management Area have submitted an application for dune grading. Tillamook County has reviewed the application and requested additional information to meet their application requirements. HHPR will assist with providing the narrative and drawings to meet all requirements as outlined below. Additional work may be required by S & F Land Services to meet plan requirements.

Project Area



Scope of Work

HHPR will prepare responses to the Request for Additional Information (RAI) provided by the County, dated March 7, 2025. This will include the following:

1. Sections 1 through 4 – Update application and narrative
 - a. Update narrative to add mitigation, codes, impacts, other information as noted
 - b. Prepare staging and public safety plan
2. Section 5 – Project Details:
 - a. Provide grading volumes
 - i. Assumes this can be performed by S & F
 - b. Prepare stabilization plan
 - i. Prepare landscape plans showing limits and details of dune vegetation and other stabilization measures
 - ii. Include monitoring schedule
 - iii. Maintenance bond by owner(s) if required

3. Section 7 – Signatures
 - a. Need parks signature; assumes they are willing to sign documents
4. Section 8 – Required Drawings
 - a. Provide plans with dune vegetation; to be shown on plans prepared for Section 5.b.
 - b. Provide temporary access roads; to be shown on plans prepared for Section 5.b.
 - c. Provide 2-foot contours, with cross-sections every 150 feet
 - i. Assumes this can be performed by S & F and coordinated by the owner
5. Section 9 – Application Fees and Calculation Worksheet
 - a. Prepare construction estimate to include survey, monitoring, all construction work
 - i. HHPR can prepare an rough estimate or use an estimate provided by the owners.
6. Section 10 – City / County Planning Affidavit
 - a. Apply for a LUCS from the County.
 - i. This will likely require revisions to work done by S & F to comply with the Pacific City Foredune Management Plan (PCFMP) and show benches, crests, etc. as outlined in the PCFMP.
 - b. Modernize the PCFMP
 - i. Our recommendation is to complete the application per the revisions above. This is a broader discussion on the merit and effort that would be required to update the PCFMP, and whether changes could be made that would benefit the community and all units (not just Unit B). This would likely be a multi-year effort and the community should seek out grant money or funding to reduce the burden on property owners. HHPR is open to discussing possibilities, but for the sake of this proposal, we are not including any work regarding updates to the PCFMP at this time.
7. Any site or group meetings with the County and/or property owners not outlined in the tasks above, if required, will be billed to the client on a time and materials basis, including mileage and travel time. The cost will be agreed-upon prior to any meeting taking place.

Assumptions

1. Permit fees to be paid by the property owners.
2. Geotechnical or Geohazard reports, if required, prepared by others.
3. Assumes additional work by S & F Land Services as noted; HHPR can provide needed updates to the plans for additional cost, if requested.
4. Additional survey, if required, will be by others or additional services by HHPR, and any changes to our fee will be agreed-upon prior to any work.
5. Environmental investigation not included.

Fee

For the Scope of Services listed above, Harper Houf Peterson Righellis Inc. proposes to be compensated on a time and material basis per our standard rates with the not-to-exceed amount for the following tasks:

Task 1:	\$ 1,500
Task 2:	\$ 3,000
Task 3:	\$ 200
Task 4:	\$ 1,500
Task 5:	\$ 1,500
Task 6:	\$ 1,500
Task 7:	Time and Materials (if required)

Agreement

Changes to the assumptions or project description that result in significant revisions to our work will be considered additional services. Harper Houf Peterson Righellis Inc. will bill monthly for the work completed in accordance with the attached 2025 Standard Billing Rates. Client and HHPR agree to be bound to the standard terms and conditions observable in "Exhibit A". If this proposal meets with your approval, please sign in the space provided and return a signed copy.

Approved: Marty Johnston _____

Job No.: A-02
Date: January 8, 2026
To: Marty Johnston
From: Bruce Haunreiter, PE
Subject: Dune Grading Application Unit B – Pacific City, OR (Unincorporated Tillamook County)



Project Understanding

The property owners fronting the Foredune Unit B within the Pacific City Foredune Management Area have submitted an application for dune grading. Tillamook County and the State will require an as-built of the finished grading as well as monitoring to assure plants are established.

Project Area



Scope of Work

HHPR will prepare as-builts and provide monitoring for 2 years.

1. As -Built Plans
 - a. HHPR Survey crew will setup on-site, establish a coordinate base using GPS and perform an aerial drone survey of the topography. An as-built plan will be prepared with the as-constructed topography and sent to the County/State for review.
2. Monitoring
 - i. HHPR will provide yearly monitoring of the grading to look at plant establishment and any erosion concerns. It is assumed two trips will be required, however additional trips may be performed as needed at a per trip cost.

Assumptions

1. Topo will be performed using aerial drone with an accuracy of 0.1'.
2. Plant reestablishment, if required, will be contracted by the owners.
3. Grading required to correct any erosion concerns will be contracted by the owners.

Fee

For the Scope of Services listed above, Harper Houf Peterson Righellis Inc. proposes to be compensated on a time and material basis per our standard rates with the not-to-exceed amount for the following tasks:

Task 1:	\$ 6,000
Task 2:	\$ 1,000 per visit (2 visits anticipated)

Agreement

Changes to the assumptions or project description that result in significant revisions to our work will be considered additional services. Harper Houf Peterson Righellis Inc. will bill monthly for the work completed in accordance with the attached 2025 Standard Billing Rates. Client and HHPR agree to be bound to the standard terms and conditions observable in "Exhibit A". If this proposal meets with your approval, please sign in the space provided and return a signed copy.

Shore Drive Grading Permit Application

Final Audit Report

2026-02-06

Created:	2026-02-05
By:	Kirby Maxson (kirbym@hhpr.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeDGo6Dxt_6B4qdj8c5TsVj86xdYURgnx

"Shore Drive Grading Permit Application" History

-  Document created by Kirby Maxson (kirbym@hhpr.com)
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2026-02-05 - 3:39:20 PM GMT
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-  Document emailed to Tuan Nguyen (tuan_nguyen126@yahoo.com) for signature
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2026-02-05 - 3:40:12 PM GMT
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-  Signer lorigodds1@comcast.net entered name at signing as Larina dodds
2026-02-05 - 4:10:35 PM GMT
-  Document e-signed by Larina dodds (lorigodds1@comcast.net)
Signature Date: 2026-02-05 - 4:10:37 PM GMT - Time Source: server
-  Email viewed by David Burrus (davidburrusdds@gmail.com)
2026-02-05 - 4:41:48 PM GMT

 Document e-signed by David Burrus (davidburrusdds@gmail.com)

Signature Date: 2026-02-05 - 4:42:12 PM GMT - Time Source: server

 Email viewed by thadbrill@icloud.com

2026-02-05 - 5:04:56 PM GMT

 Signer thadbrill@icloud.com entered name at signing as Thad Brill

2026-02-05 - 5:06:42 PM GMT

 Document e-signed by Thad Brill (thadbrill@icloud.com)

Signature Date: 2026-02-05 - 5:06:44 PM GMT - Time Source: server

 Email viewed by martyjohnston55@icloud.com

2026-02-05 - 5:10:59 PM GMT

 Signer martyjohnston55@icloud.com entered name at signing as Marty Johnston

2026-02-05 - 5:17:10 PM GMT

 Document e-signed by Marty Johnston (martyjohnston55@icloud.com)

Signature Date: 2026-02-05 - 5:17:12 PM GMT - Time Source: server

 Email viewed by fpermenter@gmail.com

2026-02-05 - 5:21:34 PM GMT

 Signer fpermenter@gmail.com entered name at signing as Stop paste auto fail. It's a stop paste. Auto stop paste auto file. It's a stop paste. Auto file. There's a line it's a sign. There's a line it There is a We're on the line Yeah Yay the line there is Anything wheline there is a lin

2026-02-05 - 5:41:51 PM GMT

 Email viewed by r_spahn@msn.com

2026-02-05 - 5:49:09 PM GMT

 Signer r_spahn@msn.com entered name at signing as Amanda Spahn

2026-02-05 - 5:50:14 PM GMT

 Document e-signed by Amanda Spahn (r_spahn@msn.com)

Signature Date: 2026-02-05 - 5:50:16 PM GMT - Time Source: server

 Email viewed by Tuan Nguyen (tuan_nguyen126@yahoo.com)

2026-02-05 - 6:11:47 PM GMT

 Document e-signed by Tuan Nguyen (tuan_nguyen126@yahoo.com)

Signature Date: 2026-02-05 - 6:12:17 PM GMT - Time Source: server

 Signer Stop paste auto fail. It's a stop paste. Auto stop paste auto file. It's a stop paste. Auto file. There's a line it's a sign. There's a line it There is a We're on the line Yeah Yay the line there is Anything wheline there is a line (fpermenter@gmail.com) entered name at signing as
2026-02-05 - 6:33:03 PM GMT

 Document e-signed by Anne Beckett (fpermenter@gmail.com)
Signature Date: 2026-02-05 - 6:33:05 PM GMT - Time Source: server

 Email viewed by tworockies@gmail.com
2026-02-05 - 6:57:21 PM GMT

 Signer tworockies@gmail.com entered name at signing as Deb Maxwell
2026-02-05 - 6:59:24 PM GMT

 Document e-signed by Deb Maxwell (tworockies@gmail.com)
Signature Date: 2026-02-05 - 6:59:26 PM GMT - Time Source: server

 Email viewed by craigadouglas@gmail.com
2026-02-05 - 9:05:39 PM GMT

 Signer craigadouglas@gmail.com entered name at signing as Craig Douglas
2026-02-05 - 9:08:03 PM GMT

 Document e-signed by Craig Douglas (craigadouglas@gmail.com)
Signature Date: 2026-02-05 - 9:08:05 PM GMT - Time Source: server

 Email viewed by linjohnson10@gmail.com
2026-02-05 - 9:47:27 PM GMT

 Signer linjohnson10@gmail.com entered name at signing as Linda Johnson
2026-02-05 - 9:49:48 PM GMT

 Document e-signed by Linda Johnson (linjohnson10@gmail.com)
Signature Date: 2026-02-05 - 9:49:50 PM GMT - Time Source: server

 Email viewed by pcduck323@gmail.com
2026-02-05 - 10:37:37 PM GMT

 Signer pcduck323@gmail.com entered name at signing as Margaret Slagle
2026-02-05 - 10:41:13 PM GMT

 Document e-signed by Margaret Slagle (pcduck323@gmail.com)
Signature Date: 2026-02-05 - 10:41:15 PM GMT - Time Source: server

 Email viewed by shannonhansen36@gmail.com
2026-02-05 - 10:56:05 PM GMT

-  Signer shannonhansen36@gmail.com entered name at signing as Shannon Hansen
2026-02-05 - 11:13:57 PM GMT
-  Document e-signed by Shannon Hansen (shannonhansen36@gmail.com)
Signature Date: 2026-02-05 - 11:13:59 PM GMT - Time Source: server
-  Signer brad.vynalek@quarles.com entered name at signing as Brad Vynalek
2026-02-05 - 11:58:11 PM GMT
-  Document e-signed by Brad Vynalek (brad.vynalek@quarles.com)
Signature Date: 2026-02-05 - 11:58:13 PM GMT - Time Source: server
-  Email viewed by brianoday@eprint.us
2026-02-06 - 0:59:49 AM GMT
-  Signer brianoday@eprint.us entered name at signing as francis O'DaY TRUSTEE
2026-02-06 - 1:02:00 AM GMT
-  Document e-signed by francis O'DaY TRUSTEE (brianoday@eprint.us)
Signature Date: 2026-02-06 - 1:02:02 AM GMT - Time Source: server
-  Email viewed by Debi Dereiko (ddereiko@comcast.net)
2026-02-06 - 2:36:24 AM GMT
-  Email viewed by Robert Lusardi (airportrob@gmail.com)
2026-02-06 - 8:40:13 AM GMT
-  Document e-signed by Robert Lusardi (airportrob@gmail.com)
Signature Date: 2026-02-06 - 8:41:25 AM GMT - Time Source: server
-  Document e-signed by Debi Dereiko (ddereiko@comcast.net)
Signature Date: 2026-02-06 - 8:43:26 PM GMT - Time Source: server
-  Email viewed by nwre23@yahoo.com
2026-02-06 - 8:44:12 PM GMT
-  Signer nwre23@yahoo.com entered name at signing as Melissa Kistler
2026-02-06 - 8:44:39 PM GMT
-  Document e-signed by Melissa Kistler (nwre23@yahoo.com)
Signature Date: 2026-02-06 - 8:44:41 PM GMT - Time Source: server
-  Agreement completed.
2026-02-06 - 8:44:41 PM GMT